

1268

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ranch Acres Historic District

other name/site number N/A

2. Location

street & town The district is roughly bounded on the north by East 31<sup>st</sup> Street, on the east by South Harvard Avenue, on the south by East 41<sup>st</sup> Street, and on the west by South Delaware and South Florence Avenues.

not for publication N/A

city or town Tulsa vicinity N/A

3. state Oklahoma code OK county Tulsa code 143 zip code 74105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

B. Blackbein 10-22-07  
Signature of certifying official/Title SHPO Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.

Signature of the Keeper [Signature] Date of Action 12/12/2007

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
291	35	buildings
1	2	sites
		structures
5	0	objects
297	37	Total

**Name of related multiple property listing**

**Number of contributing resources previously listed**

(Enter "N/A" if property is not part of a multiple property listing.)

**in the National Register**

N/A

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

Domestic  
Domestic

Single Dwelling  
Business

**Current Function**

(Enter categories from instructions)

Domestic  
Domestic

Single Dwelling  
Business

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

**Materials**

(Enter categories from instructions)

- Modern Movement
- Ranch
- Other
- Contemporary
- No Style
- Minimal Traditional
- Neo-French
- Neo-Colonial
- Neo-Tudor
- Neo-Classical
- Traditional
- Eclectic
- 1990s Commercial

- Roof: Asphalt
- Roof: Wood Shingle
- Walls: Stone: Sandstone
- Walls: Brick
- Walls: Weatherboard
- Walls: Vinyl
- Walls: Shingle Wood
- Walls: Stone: Limestone
- Foundation: Concrete

See continuation sheet(s) for Section No. 7

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

- See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings
- recorded by Historic American Engineering Record # \_\_\_\_\_

- See continuation sheet(s) for Section No. 9

**Areas of Significance**

(enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1949-1962

**Significant Dates**

N/A

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Jacobson, I. A., builder

Hallum, Mack, builder and architect

Walker, Art, builder

Shuman, Avrone architect

Stewart, Howard architect

Falkenstein, Michelle architect

Nidiffer, Otis E., builder

Aiken, builder

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:  
City of Tulsa, Tulsa Preservation Commission

**10. Geographical Data**

**Acreage of Property** 182.8

**UTM References** (Place additional boundaries of the property on a continuation sheet.)

1. 15 234917 Easting, 4000930 Northing
2. 15 235388 Easting, 4000921 Northing
3. 15 235349 Easting, 3999304 Northing
4. 15 234545 Easting, 3999328 Northing
5. 15 234562 Easting, 3999731 Northing
6. 15 234941 Easting, 3999722 Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

**Boundary Justification**

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Cathy Ambler, Ph.D., Preservation Consultant  
organization \_\_\_\_\_ date July 2007  
street & number 1129 E. 8<sup>th</sup> Street telephone 918 584 3566  
city or town Tulsa state OK zip code 74120

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owner**

name/title Multiple  
street & number See attached list telephone \_\_\_\_\_  
city or town Tulsa state OK zip code 74105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section 7 Page 5

Ranch Acres Historic District  
Tulsa, Tulsa County, OK

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SUMMARY

LOCATION AND SETTING

The Ranch Acres Historic District is approximately three and three-quarters miles from the center of downtown Tulsa. The district boundaries roughly are East 31<sup>st</sup> Street on the north, South Harvard Avenue on the east, East 41<sup>st</sup> Street on the south, and South Delaware and South Florence Avenues on the west. The district includes three hundred twenty-four residences, two commercial properties, five objects, and three sites. Shaped like a boot, the district encompasses the 182.2 acres<sup>1</sup> in the four Ranch Acres plats which were filed in 1949, 1951, 1953, and 1956.<sup>2</sup>

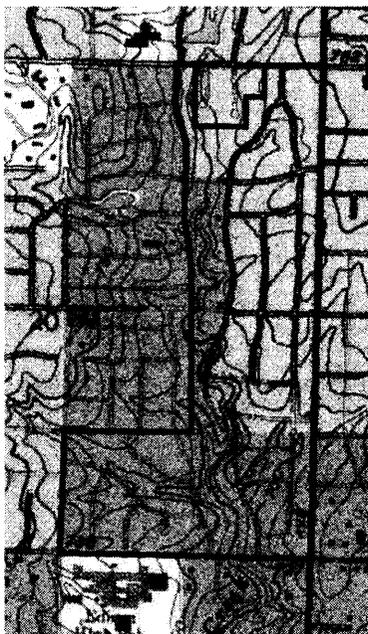


Figure 1. Ranch Acres Historic District

The street on the east and south of the historic district are busy Tulsa thoroughfares. East 31<sup>st</sup> Street and East 36<sup>th</sup> Street provide east/ west car access through the district, but do not separate the district into different areas. The subdivision has a sense of privacy because of the mature and plentiful trees, and the winding streets and undulating topography prevents cars from using the subdivision's residential streets as throughways to other parts of town. Privacy has been preserved such that there are few backyard fences. The setting and continuity among houses in mass scale and setbacks unify the district. This district is without sidewalks except along the east side of South Delaware Avenue. Edison School (1953) is just south of the historic district along East 41<sup>st</sup> Street, and South Delaware Avenue is a natural conduit for walking students who live in the area.

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<sup>1</sup> The area was computed by Indian Nations Council of Governments (INCOG), Tulsa, Oklahoma, June 13, 2007.

<sup>2</sup> Block 27 in the 1956 Ranch Acres plat shows five lots on the west side of South Delaware as belonging to the neighborhood.

However, these five houses are not included in the district because South Delaware Avenue is a natural boundary and the street is a traditional dividing line between different neighborhoods.

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The presence of Little Joe Creek has been important to the district. It flows from north to south and the creek is noted in the Figure 1 topographical map. It no longer is visible as a running stream because the city diverted the running water into a drainage culvert, c. 1960, which partially rerouted it to the rear of housing lots to prevent the reoccurrence of flooding in the neighborhood.<sup>3</sup> However the creek fostered the growth of a large number of native pecan trees giving the subdivision a park-like setting. The area is also a woodland setting so the creek and rolling topography created the opportunity for houses to adapt to the landscape particularly in the rear by the way the lots were laid out along building plateaus that are street side. The arrangement facilitates maintaining a long linear one-story ranch house appearance on the street, although some houses have walk-outs or lower stories that are not noticeable from the street. An example is the house below shown in Photos 1 and 2.



Photo 1. 3144 East 37<sup>th</sup> Street.



Photo 2. 3144 East 37<sup>th</sup> Street.

<sup>3</sup> Letter to Marketa Felts, Tulsa Garden Club from Addabelle Steele, March 29, 2002. Her husband Robert Steele was a partner in the engineering firm of Owens, Mansur and Steele, and the Steeles lived in Ranch Acres. Ms. S. Kobey, interview July 27, 2007 provided the date for the modification of Little Joe Creek.

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Ranch Acres Historic District  
Tulsa, Tulsa County, OK

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## ARCHITECTURE

The district includes three hundred twenty-four residences, of which two hundred ninety-one or nearly ninety percent are contributing to the historic character of the district. Two other buildings are commercial. The district's period of significance is from 1949 to 1962.<sup>4</sup> The period of significance was chosen because almost all of the houses constructed during this period share similar ranch house characteristics. Architecture from the later 1960s began a gradual change as the standard ranch constructed earlier in Ranch Acres fell somewhat out of favor. The ranch houses built in the district after 1962 reflect changing tastes. For example the six houses constructed between 1963 and 1964 include a split level which had not been constructed in the district previously. Clay tile is used for roofing, which also was not used previously. Some of the houses built after 1962 exhibit references to Neo-Eclectic styles which are not strongly present in houses from the period of significance.<sup>5</sup>

For this district, the ranch house is defined as one-story in height when viewed from the street. Nearly all the houses in the district are one-story. While story and one-half houses were allowed by covenants, they are anomalies when compared to the rest of the housing stock.<sup>6</sup>

Ranch Acres houses spread out across their lots. The subdivision has over-sized lots when compared to surrounding and other ranch house subdivisions, so Ranch Acre homes with their long, horizontal and ground hugging nature, conform to changes in the topography or expand out from the center core in nearly any direction on the lot. Private spaces are on the rear of the house, where patios and swimming pools are located and rarely seen from the street. The scale, setbacks, height and mass are similar for housing within the district.

The houses in Ranch Acres have characteristics such as low or moderately low-pitched roofs which are either hipped or gable. Occasionally ranches in this district have steeper roofs but contributing houses are still one-story in height. In the district, sixty percent of the roofs are hipped; thirty-eight percent are gable.<sup>7</sup> Almost always houses have wide or moderately wide eaves and are boxed. Eave width can depend though, on the particular style of ranch, and those with Colonial details are almost always close.

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<sup>4</sup> Houses were dated by the year they appeared first in the Tulsa City Directory. The telephone books often noted when houses were under construction. Otherwise houses were dated to the year prior to their first appearance in the telephone book. Telephone books from 1949 to 2005 were used to track the addition of new houses. Polk, R. L. and Company, Tulsa City Directory. Sioux City, Iowa: R. L. Polk & Co.

<sup>5</sup> There are two commercial buildings in the district which are on lots that were designated for commercial use in the 1949 plat. There are two non-contributing vacated sites where houses once stood, and there is one contributing site which has always been vacant.

<sup>6</sup> I. A. (Jake) Jacobson built about seventy-five percent of the houses in this district. Both Jacobson and his wife occasionally noted that these homes are "modified ranches," however plans and photos exist for Jacobson's homes, and they are all one-story and the descriptions of the inside of the homes indicate that they were all one-story. Mr. Jacobson said he decided to build a ranch house neighborhood after visiting around the country to get ideas for a housing addition, and noticed the growing popularity of the ranch style, which suggests that perhaps any modification the Jacobsons had in mind was of a real ranch house. Clipping from the Tulsa World February 19, 1990, "Ranch Acres – Quiet Neighborhood Matures Gracefully." Article provided by the Ranch Acres Garden Club.

<sup>7</sup> Three are flat roofed, and two houses have both gable and hip, or gable on hip combination. The flat roofs are two commercial buildings, and an unfinished residence.

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Native stone, brick, board and batten or horizontal siding or a combination of these are typical wall materials. The most frequently found combination in the district other than a full brick or stone wall cladding is wainscot with siding above. In this district, thirty-six percent of the houses are clad in brick, forty percent are clad mostly in two varieties of sandstone, and twenty-two percent of the houses have a combination of brick or stone wainscot and siding.<sup>8</sup>

Garages are an integral part of the ranch houses and two-car garages dominate. Only one house in the district has a single car garage, four houses have three garages, and one heavily altered house has four. One home has a detached three car garage in addition to the home garage. Garages can be fully integrated into the house or partially integrated, or sometimes the garage is the "L" or "T" on a house front or rear façade. The houses generally accommodate the site's topography even on the front façade, usually when garages sit slightly lower than the main house.

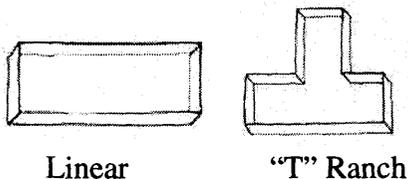
The entry doors are recessed most often under the principal roof. In the district, door types vary from front façade to those facing a side of the house instead of the street. Chimneys are generally rectangular in shape and are often near the center of the house on either the front or rear roof slope.

Original windows are usually multi-pane fixed windows, and multi-pane casements. They are metal or wood and are found in fixed window and casement combinations. Original windows can also be a variety of double-hungs or single pane windows, or a combination of single panes. Windows range in types, shapes and placement but picture windows and horizontal/narrow windows at the roof/wall junction are very commonly found.

The houses surveyed in the district have been organized by plan.<sup>9</sup> The plans include: Linear, "L", Complex, Massed, "T", "U", "V" and "Y".<sup>10</sup>

### Linear Ranch

This is the most common form of ranch house in Ranch Acres. There are one hundred forty-eight linear ranches which is forty-six percent of the district's houses. These houses have an elongated rectangle footprint and are one-story. Houses considered linear may have secondary side wings and secondary front extensions but they are not full room extensions.



<sup>8</sup> The statistics on wall cladding is based on the predominant material on a house. Some houses have mostly stone, but perhaps a bit of siding or wainscot and siding.

<sup>9</sup> The plan of the houses was determined from an aerial photography map which was photographed while flying at 9000 ft. The map was provided by INCOG, June 13, 2007. While there is room for error based on this method because of trees which obscure the overhead view, it provides a reasonable means for categorization.

<sup>10</sup> Not all houses are covered by the percentages below, because some houses do not fit into this typology.

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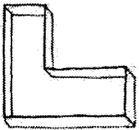
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**“T” Ranch**

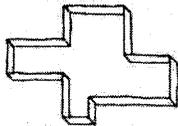
This form of ranch is in the shape of a “T”. There are twenty-nine of these houses, or about nine percent. Moderate wings or extensions which create a “T” appearance can be found at the narrow end of a linear ranch, in the middle on the back or front facades, or along the back or front and perhaps the extensions are not necessarily the same length. These wings or extensions are generally a full room, and many times the “T” is an addition, especially on the rear.

**“L” Ranch**

The house plan is in the shape of an “L” and there are forty-nine of these houses, or fifteen percent of the housing stock. The “L” is created by a moderate wing or extension on the front or rear, but these houses also can have secondary roofs and minor wings or extensions which are full rooms, or some cases garage wings.



“L” Ranch



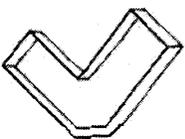
Complex Ranch

**Complex Ranch**

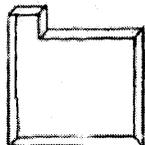
This form of ranch is noted as such for a combination of wings, “T”s, or “L”s, and many times are combined with massing which result in irregular plans. There are thirty-five of these houses or about eleven percent. There can be roof extensions on front or back, but they generally are not full room extensions. Houses with complex plans are considered ranch houses if the house exterior embodies basic ranch house characteristics from the street.

**“V” Ranch.**

This form of ranch house is noted for its shape which can be asymmetric, and angled wings can be either on the front or rear. The angle of the “V” can be rather sharp, or very slight. There are twenty-eight of this plan, or about nine percent. Many of these houses sit on corner lots. There can be secondary roof extensions on front or back on the wings, but they are not full room. The extensions are not necessarily the same lengths.



“V” Ranch



Massed Ranch

**Massed Ranch.**

This ranch house is at least two rooms in depth and rectangular. There can be secondary roof extensions on front or back, but may have room additions. There are only five of these houses, about one percent. Some massed ranches become complex plans when many additions or wings are present. Houses with massed plans are considered ranch houses if the house exterior embodies basic ranch house characteristics from the street.

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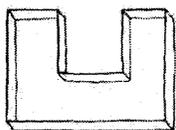
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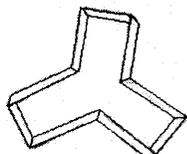
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**“U” Ranch.**

This ranch house usually has additions to the linear form. The “U” wings need not be the same size or length and in this neighborhood the “U” is in the rear. There are five of these houses in the district, which is just over one percent. There can be secondary roof extensions on front or back, but they are not full room.



“U” Ranch



“Y” Ranch

**“Y” Ranch.**

This ranch is distinguished by its three wings around a center core. There are two of these houses in the district, or slightly more than one-half percent. There can be secondary roof extensions on front or back, but they are not full room. The extensions are not necessarily the same length.

**Ranch Acre Ranch Houses**

While the houses vary in plan, they also can exhibit stylistic taste. In Ranch Acres, however most houses make few references to previous historical styles, except that their basic traits are inherited from the Prairie Style, the Usonian house and the modern house in a quest for simplicity, privacy and informality that is close to nature. The traits that were deemed necessary to create a house form for modern life include low-pitched roofs, the wide eaves, ground hugging horizontal lines, a central chimney and open floor plans. The houses of Ranch Acres incorporate these basic features.

For example, the house below in Photo 3, exhibits traits common in Ranch Acres. This hipped-roof house has two front secondary hip roof extensions and the partial façade porch is recessed under the principal roof. There is a picture window and double-hung windows. In Ranch Acres, a commonly found feature on many houses is the decorative open work metal porch posts with brackets. The entry door faces the side of the house rather than the street, and provides privacy to the home owner.

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Photo 3. 3424 South Gary Place.

A larger version of almost the same house is at 3519 South Florence Avenue and shown in Photo 4.



Photo 4. 3519 South Florence Avenue.

The house can be described in almost the same way but with changes in the description of windows and porch posts. Both houses have chimneys on the rear slope and nearly centered in the house. This is the most often found pattern in the district and occurs on houses of various sizes.

The exception the lack of historical styles is the use of Colonial details which can be seen in Photos 5 and 6. There are twenty-four linear Colonials, and there are twenty more houses with Colonial characteristics in complex plans, "T", "L", "Y", and "V" ranches. They have details such as shutters, columns with small capitals at the porches, trimmed wood panels beneath windows and double-hung windows. Some houses have eaves that wrap to the front of the gables, and generally the eaves are close rather than wide.

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Photo 5. 3152 East 38<sup>th</sup> Street. "T" Ranch, Colonial.



Photo 6. 3843 South Gary Place, Linear Ranch, Colonial.

Photos 7 and 8 show contemporary houses of which there are thirteen, and Photos 9 to 13 show five other houses that exhibit stylistic details from Neoclassical, Eclectic, Traditional, French, and Prairie. These complete the range of historical references to styles in the district, and with the Colonial ranches, these houses represent only nineteen percent of all Ranch Acre houses.

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Photo 7. 2926 East 39<sup>th</sup> Street. "V" Ranch, Contemporary.



Photo 8. 3910 South Florence Place. Linear Ranch, Contemporary.

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Photo 9. 3826 South Florence Avenue. Linear Ranch, Neo-Classical Details



Photo 10. 3157 E. 39<sup>th</sup> Street. Linear Ranch, Eclectic Contemporary/Tudor Details

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Photo 11. 3819 South Florence Avenue. Linear Ranch, French Details.



Photo 12. 3171 East 33<sup>rd</sup> Street. T Ranch, Traditional.

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Ranch Acres Historic District  
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Photo 13. 2922 East 39<sup>th</sup> Street. Prairie Details.

The linear ranch remained the most popular house form in all four platted areas. Of those with historical references, Colonial was the most popular style. Some were constructed in the 1949 and 1951 plat areas, but most were constructed after 1952.<sup>11</sup> The contemporary homes also occur more frequently after 1952.

A distinct design trait in the district is the placement of houses at corners. Where streets join, all but four corner houses in the district are angled to face the street junctions. The corner houses visually tie together the streets and for the house owners, there are no back yards to be easily seen from the street which maintains the privacy of the outdoor living space. These houses are either the “V” houses that wrap around the corners of the lot, angled “L”s, or linear houses. The linear houses sit angled across the lot which creates a very large front yard and space for circular drives and the porte-cocheres. Versions of the “V” ranches were standard plans offered by I.A. Jacobson, builder and developer of Ranch Acres. A historic photo shows this corner “V” house after recent construction and Photo 14 shows the house today.<sup>12</sup> There is a public side from both street views. These corner lots allow houses to spread in unique ways. The house at 2648 East 38<sup>th</sup> Street is a complex plan, but has a “Z” appearance from the street as seen in Photo 15.

<sup>11</sup> It is difficult to do more than generalize since many of the non-contributing houses are from Plat 4, filed in 1956. Some of these houses may have been altered and are no longer recognizable as having their original style.

<sup>12</sup> Ranch Acres Scrapbook photo. Courtesy of Sharon Braly, daughter of I. A. Jacobson. The scrapbook also has the plans for this house and another “V” ranch which is likely located at 2810 East 39<sup>th</sup> Street. Personal interview with Ms. Braly June 27, 2007.

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Ranch Acres Historic District  
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Historic Photo. 2920 East 39<sup>th</sup> Street. V Ranch, 1954.<sup>13</sup>



Photo 14. 2920 East 39<sup>th</sup> Street. V Ranch, 2007.



Photo 15. 2648 East 38<sup>th</sup> Street, Complex Ranch

<sup>13</sup> Ranch Acres Scrapbook.

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Space allows for a unique trait to this district – porte-cocheres in front of houses (Photo 16). Six houses have them; four of the houses are contributing. With such large corner lots, there is plenty of room for such features.



Photo 16. 3479 South Florence Place. Complex Ranch, Porte-Cochere

Housing plans have repeated use in the district, and while there is no evidence that Jacobson provided interested buyers with sets of plans from which to choose, that is likely to have happened. He built approximately seventy-five percent of the homes in the district which helps account for the continuity of district characteristics, and the lack of houses that have historical reference.<sup>14</sup> Home owners today may have plans for their homes, but no architect name is written on them.<sup>15</sup> However there are architect-designed houses scattered among those built from plans used by Jacobson. Also, other builders worked in the neighborhood and brought their own patterns into the district, but covenants established certain construction parameters that applied to all.

The covenants specified that houses could not be higher than one and one-half story and there had to be an attached two-car garage. Plans had to be submitted to a committee that approved house locations on the lot, and the plan's "conformity and harmony of external design with existing structures in the subdivision." How the house accommodated topography was also part of the review process. There were to be no outbuildings, and the size of houses, determined by block, could be no smaller than 1200 square feet and at least 1800 square feet on some blocks. The covenants for Plat 2 were nearly identical except that they specified that there had to be at least stone or brick wainscot on every structure, and that houses were to have gutters, downspouts, and wood or shake wood shingles, or a specific kind of asphalt shingle. The size of houses in Plat 3 increased to no less than 1800 sq. ft. By Plat 4, houses were to be at least 2000 to 2200 sq. ft.<sup>16</sup>

<sup>14</sup> Letter from I. A. Jacobson, written to Edward I. Cohen then president of Tulsa Home Builders Association, Ranch Acres Scrapbook September 27, 1954.

<sup>15</sup> Jacobson had a nephew, Mack Hullum, who designed homes in the neighborhood. He may have provided a variety of house plans for Jacobson although he and Jacobson did not have a long term relationship, according to Ms. Sharon Braly, Hullum's cousin. Hullum's obituary notes that he designed "a unique style of the California coastal building with a low roofed ground hugging look." The obituary also notes that some of Hullum's homes were featured in American Home Magazine and Good Housekeeping although the author has been unable to locate these. The Henry family, who live at 3151 South Florence Place, had their home designed by Hullum, and Ms. Henry told the author that Hullum designed many houses in the Ranch Acres first plat. The obituary was provided to the author at an interview with Ms. Mary Jane Henry and Ms. Marketa Felts, June 27, 2007.

<sup>16</sup> Ranch Acre Plat 1-1949, Plat 2-1951, Plat 3-1953, and Plat 4-1956.

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Despite Jacobson's influence and the covenant stipulations, it does not mean that all the houses look the same. The variability of using segmented units such as a garage, center portion, zoned living spaces, and wings can be arranged in a variety of ways, with hip or gable roofs that are angled and layered. The ranch house has the ability, through arranging these blocks of space, to become a house that accommodates personal taste and the lot space that is available. The district's houses are each unique. The size of lots, the lack of a "cookie-cutter" approach to construction, and use of varied material makes it nearly impossible to find houses that look exactly alike.<sup>17</sup>

Materials used in the district are worth note especially the Colorado pink sandstone and crab orchard sandstone from Tennessee. While some residents have painted the pink sandstone over time as the color fell out of favor, many houses still have this stone as cladding or wainscot, or the much more colorful, lighter and variegated crab orchard sandstone. The frequent use of these materials helps connect the houses as belonging to the district. Open work metal porch posts and hand rails are another frequently used detail seen on many homes. They can be very elaborate as porch posts, bracketed posts, or brackets may be used at entry openings.

#### ALTERATIONS<sup>18</sup>

Most of Ranch Acre houses are remarkably well-preserved with much original material intact. Probably the most significant alterations have been additions. Additions have been frequent, but because of the spreading nature of ranches, it is not always easy to detect their location. Many have been made to the rear of linear ranches. Some have easily become part of the existing house. The addition to the right side of this ranch is well done and does not detract from its integrity (Photo 17).

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<sup>17</sup> There are obviously houses with the same plan in the district, but the construction variables make individuality possible and avoid any semblance of a tract house look. The ability to create variability in simple units is well illustrated in House Beautiful, "This [house] Plus [garage] Equals = [graphic]", Vol. 89, #4, April 1947, 108-9. Also see "Industrialized Housing," House and Garden, Vol. 89, #4, April 1947, 106-7, 117, 194-6. The point of both articles is that industrialization has created the ability to take units and merge them to create variability. In this article the author shows how a house and garage and make forty-eight combinations of house plans.

<sup>18</sup> Alterations were made to the Ranch Acres I plat in January 1950, September 1950, and March 1951. All re-subdivisions to increase or alter certain lot sizes.

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Photo 17. 3923 South Florence Avenue, V Ranch, Addition

Additions have been made, however, that detract from established patterns, and these houses are non-contributing. Photo 18, for example, shows the conversion of attic space into living space. These houses are no longer ranch houses, which are defined for this nomination as having one-story. Other additions that have been made and visible from the street can be character changing such as visual evidence of two-story rear additions (Photo 19).



Photo 18. 3062 East 38<sup>th</sup> Place. Attic Conversion

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Photo 19. 3474 South Florence Place. Second Level Addition.

Alterations in roofing have been the migration to asphalt rather than cedar shakes singles, and there has been some replacement of wood siding with vinyl siding which is similar in appearance.

Another common alteration is the replacement of windows. Most replacement windows match originals reasonably well, especially double-hungs. The original metal and wood casements have sometimes been replaced with combinations of wood single panes or multi-panes, but the replacement windows are similar to other windows in other houses in the district. Original windows that were narrow and horizontal and located at the roof/wall junction are almost always replaced in the same location with similar windows. Picture windows are generally replaced with similar replacement panes, but side casements may vary from multi-pane to single pane. Replacement windows are generally sympathetic and not detract from the contributing characteristics of the ranch houses. One exception to the selection of replacement windows was a window choice out of character with other ranch houses.

Doors are a house feature that has changed over time, and replacements doors were not seen as a critical factor in making determinations of contributing status. There are many original slab doors still in the district, but they cannot be seen easily because they may face side instead of the street. Most replacements are glazed wood panel doors and because of their location, primarily recessed under a roof extension or porch, cannot be seen well either.

Original garage doors on the district ranch houses are wood, paneled, overhead and segmented. These doors have been replaced with lighter weight replicas, usually of metal. They are both glazed and unglazed. Garage additions were infrequent, but the plan of the ranch house facilitates additions since they can be placed nearly anywhere along the rear, side or even front of a house. The garage additions which occur in the district are sympathetic to the existing house, and clad in similar materials.

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One alteration already mention is the painting of the Colorado pink sandstone, crab orchard sandstone or brick. This is not an irreversible alteration and some residents have been removing the paint and revealing the original stone colors. Some original wood siding has been replaced with vinyl, but it does not detract from the houses' integrity.

The only known modification to the original landscape other than maintenance and replacement of the streets is the diversion of the Little Joe Creek into a drainage culvert, c. 1960 that runs to the backs of residential lots to prevent flooding.

Five objects which include two sandstone culvert walls, two tree street circles and a garden circle, contribute to the period of significance.



Photo 59. 3100 Block of East 38<sup>th</sup> Street.  
Colorado Pink Sandstone Culvert Wall and Park-like Setting (few rear yard fences)

There are thirty-seven non-contributing elements of the three hundred thirty-four resources. Two are empty lots where houses once stood and two are commercial buildings. Eleven are houses whose age does not fall within the period of significance. Fourteen have inappropriate alterations, and eight are houses that are not ranches as defined in this nomination.

The Ranch Acres Historic District retains a high number of contributing properties and the neighborhood has a distinctive look and feel. The area has an undulating landscape, and when Little Joe Creek ran openly through the subdivision it fostered the growth of a large number of native pecan trees which has given the subdivision a park-like setting which has persisted. Houses are constructed on large lots and the winding streets give Ranch Acres distinction from surrounding ranch neighborhoods built on a grid pattern. The ranch houses within this subdivision have a high degree of integrity in design since approximately seventy-five percent were constructed by the same builder. The construction materials, the designs, and workmanship are very similar such that there is a strong sense of association, yet the spaciousness of the lots and the house's living spaces can be reconfigured to give individuality to the homes. There is no impression that Ranch Acres is a tract house neighborhood. The mass, scale, height and setback of the houses remain uniform and these elements also create a sense of cohesiveness in the district. Other builders and architects designed houses in Ranch Acres, but covenants helped preserve

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consistency in construction patterns; thus Ranch Acres has integrity of location, design, setting, materials, workmanship, feeling and association and the district is unique among Tulsa's many ranch house neighborhoods.

There are no buildings that appear individually eligible for the National Register in the historic district; however, a potential historic district may exist in Charlene Estates which is to the west of Ranch Acres Historic District.

### DESCRIPTION OF DISTRICT RESOURCES

- 1. 3721 S. Gary Place.** Linear Ranch. c. 1962. Contributing. This hipped-roof house has wall cladding of brick. The entry is recessed under the principal roof and the door is a wood slab with a side light and a storm door. There is a large two-pane picture window with diamond dividers. Other windows are sliders and have brick slip sills. The double-wide wood overhead and segmented garage doors have windows with diamond dividers.
- 2. 3713 S. Gary Place.** "T" Ranch. c. 1952. Contributing. Wall cladding on this house is a combination of brick wainscot and horizontal siding. The roof is hip. There is a small entry porch covered by a small hipped-roof extension. The entry door is a glazed wood panel and sheltered by the porch roof extension. There is a large fixed multi-pane picture window. There is a smaller fixed picture window with side two-over-two double-hungs, and there is also a pair of two-over-two double-hung windows. There are two wood overhead glazed and segmented garage doors. Decorative details include board and batten shutters, bracket supported wide trim under the windows, window boxes with decorative brackets and bracketed wood porch columns. There is a low stone wall planter.
- 3. 3705 S. Gary Place.** Complex Ranch. c. 1953. Contributing. This hipped-roof house has a "T" intersecting the house on the rear, and a second rear projecting wing. There is a secondary front hipped-roof extension. Wall cladding is a combination of brick, brick wainscot and horizontal siding. Soldier bricks are at the roof/wall junction. The entry area is sheltered under the principal roof and consists of an entry door, and partial façade porch. The porch has a partial height brick wall finished with brick sailors and open metal work hand rail at the steps. The entry door is a glazed wood slab. The large main windows are grouped multi-pane casement windows in threes, and other windows are paired sliders. There is a slope brick chimney of. The two single garage doors are wood segmented and overhead. Decorative features include board and batten shutters, and extruded mortar joints.
- 4. 3657 S. Gary Place.** "L" Ranch. c. 1956. Contributing. This house has a hipped-roof with layered hipped-roof front extensions with the "L" on the front. There is a front secondary hipped-roof garage extension. The walls are a combination of brick wainscot and horizontal siding. The entry is recessed under the porch roof extension and faces to the side instead of the street. One window is a fixed single pane window with six-over-nine double-hungs on each side, and paired six-over-nine double-hung windows. There is also a six-over-six double-hung. The house has a brick chimney on the rear roof slope. The glazed wood panel garage door is double-wide, segmented and overhead. Decorative details include an open-work metal porch post, and a metal hand rail at the steps.

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**5. 3649 S. Gary Place.** Complex Ranch. c. 1953. Contributing. This hipped-roof ranch has a complex plan with a "T" and "L" extension. The entry is sheltered under the principal roof. The walls are a combination of painted stone on the main façade, and painted brick wainscot and vertical boards on the extensions. The windows have been replaced with metal double-hungs which are singles and paired. The picture window is fixed with double-hungs on either side. The entry doors are paired glazed wood panels. The chimney is brick and on the rear roof slope. The garage door is a single double-wide segmented wood door.

**6. 3639 S. Gary Place.** Linear Ranch. c. 1953. Contributing. The layered hipped-roof house has a hipped-roof front extension. The walls are painted thin stone. The entry is sheltered under the extended roof and the glazed wood slab entry door faces to the side instead of the street. Multi-pane windows are fixed with multi-pane casements on each side. There are two metal garage doors, overhead and segmented. The front slope chimney is stone. Decorative details include vertical siding in the porch area and a large rectangular wood porch post.

**7. 3631 S. Gary Place.** "T" Ranch. c. 1952. Contributing. This hipped-roof house has a "T" on the rear. The walls are brick and the partial façade porch which is recessed under the principal roof has vinyl siding. The glazed wood slab entry door faces to the side instead of the street. In the porch area there are two replacement single pane picture windows with side single panes. Other windows are multi-pane fixed with multi-pane side casements, and a picture window with pairs of side casements on either side. Windows have slip brick sills. There are two wood paneled glazed garage doors, segmented and overhead. The brick chimney is rear slope. Decorative details include a low stone planter near the porch, and open-work metal hand rail and square porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**8. 3623 S. Gary Place.** Complex Ranch. c. 1952. Non-contributing. This hipped-roof house has a complex plan. The walls are brick and the entry is sheltered under a small hipped-roof extension. The windows are paired two-over-two double-hungs, and a single pane picture window with side multi-pane casements. The entry door is glazed wood slab with a storm door. The entry has an uncovered porch area. There is a side façade eave fireplace of brick. A large uncovered porch is in the front of the house. The recessed garage has been converted into a room with four glazed multi-pane sliding doors. There is a garage addition to the rear. The house is non-contributing due to inappropriate alterations.

**9. 3615 S. Gary Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has secondary hipped-roof extensions. The walls are a combination of brick, and brick wainscot and horizontal siding. The entry is recessed and sheltered under a roof extension. The entry door is a glazed wood panel and there are replacement window combinations with fixed multi-pane with multi-pane casements on either side, and multi-pane over lights over the combination windows. There is also a fixed multi-pane window but with pairs of side multi-pane casements and a multi-pane over light over the combination windows. There is also a fixed multi-pane window with side multi-pane casements. The large chimney is rear slope. The two single garage doors are glazed, wood, segmented and overhead. The window sills are slip. A decorative detail is a low metal hand rail. The replacement windows have not significantly compromised the ranch house's integrity.

**10. 3605 S. Gary Place.** "L" Ranch. c. 1952. Contributing. The hipped-roof house has a front "L" with a secondary hipped-roof. The walls are clad in thin brick and the single windows are grouped in two and three, and

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five are in a bow window. The brick sills are slip. The entry is recessed under the principal roof and the entry door faces the porch rather than the street. The chimney is brick and rear slope. The double-wide garage door is segmented, overhead and wood. A decorative detail is the soldier bricks at the wall/roof junction.

**11. 3606 S. Gary Place.** "T" Ranch. c. 1952. Contributing. The hipped-roof house has a small secondary hipped-roof extension on the front with the "T" on the rear. The walls are clad in thin crab orchard sandstone. The entry area is recessed and sheltered by the roof extension. The glazed wood panel entry door has a storm door, and wide trim on each side. There is a fixed picture window with two-over-two double-hungs on each side. There are a pair of two-over-two double-hungs, a single one-over-one double-hung, and a pair of multi-pane double-hungs. Decorative details are the low planter by the entry and an open-work metal porch post.

**12. 3616 S. Gary Place.** Linear Ranch. c. 1952. Contributing. This hipped-roof house has two small secondary front hipped-roof extensions. The house is clad in crab orchard sandstone wainscot and horizontal siding. The entry door is wood slab and trimmed with molding. It also has a storm door. The door and entry area are recessed under the principal roof. The four multi-pane window groupings are combinations of a fixed center, with single or paired casements on the sides and a fixed over light above the window combination. The stone chimney is rear slope. The two single garage doors are glazed, wood panel, segmented and overhead. Decorative details are the metal open-work porch and walk railing, and low stone planter.

**13. 3624 S. Gary Place.** "T" Ranch. c. 1952. Contributing. The hipped-roof house has layered hipped-roofs and two secondary front hipped-roof extensions. The house is clad in vinyl siding and brick wainscot. The windows are paired single panes, and narrow horizontal windows at the roof/wall junction. The entry is recessed and sheltered by the principal roof. The door is a glazed wood panel. The two single garage doors are metal, panel, segmented and overhead.

**14. 3632 S. Gary Place.** "L" Ranch. c. 1952. Contributing. The house has a hipped-roof and has two secondary hipped-roof extensions. The "L" is at the rear. The house is clad in vertical vinyl siding and crab orchard sandstone wainscot. The recessed entry, wood panel entry and storm door are sheltered under the principal roof. The large and small replacement window groupings are single pane fixed with side single panes. The chimney is front slope. The two single garage doors are wood panel, segmented and overhead. A decorative detail is the metal stair hand rails, brick planter and open-work metal porch post. The replacement windows have not significantly compromised the ranch house's integrity.

**15. 3640 S. Gary Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has two secondary hipped-roof extensions and the house is clad in vertical siding and thin crab orchard sandstone wainscot mixed with Colorado pink sandstone. The entry is recessed under the principal roof and the entry door is a glazed wood panel with a wood storm. Two window groupings are fixed multi-pane with either four-over-four double-hungs on either side or six-over-six. There is a single six-over-six double-hung. The two single garage doors are glazed wood panels, segmented and overhead. The stone chimney is rear slope. Decorative details include shutters, low brick planter wall, open metal work brackets at the entry and a low hand rail at the side walk.

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**16. 3648 S. Gary Place.** Linear Ranch. c. 1952. Contributing. The house has a hipped-roof and is clad in thin crab orchard sandstone and has a recessed porch area and entry under the principal roof. The wood windows are combinations of one, two or three panes. The entry door is a wood panel. The chimney is stone and front slope. The two single garage doors are metal, paneled, overhead and segmented. Decorative details include the large wood porch posts.

**17. 3712 S. Gary Place.** Linear Ranch. c. 1955. Contributing. This house has a gable roof and the wall cladding is brick. The recessed entry is under the principal roof and the entry door faces the side instead of the street and has a storm door. The entry has vertical vinyl siding. Windows are a fixed with two-over-two double-hungs on either side, or paired and single two-over-two double-hungs. Brick sills are slip. A brick chimney is front slope. The double garage door is metal, paneled, segmented and overhead. Above the garage door is siding. Decorative detail is the metal porch and hand rail.

**18. 3724 S. Gary Place.** Linear Ranch. c. 1955. Contributing. The house is hipped-roof and has two secondary hipped-roof extensions on the front façade. The wall cladding is brick and the entry is recessed and under a roof extension. The entry door is a glazed wood panel. The windows are multi-pane window groupings including a fixed multi-pane with multi-pane casements on each side, or a fixed multi-pane window with multi-pane side casements and a multi-pane over light above the combination windows. Brick sills are slip. There is a large façade eave fireplace and chimney. The metal panel garage is double-wide, segmented and overhead. Decorative details include a bracketed wood post.

**19. 3820 S. Gary Place.** "L" Ranch. c. 1956. Contributing. The hipped-roof house is clad in brick and the glazed slab entry door is at the junction of the two wings. An extended roof creates a porch along one wing which is supported by wood posts. The entry door is a glazed slab with a storm door. The windows are single two-over-two double-hungs and a grouping of three of the same double-hungs. The two single garage doors are glazed wood panels, segmented and overhead. Decorative details include shallow scallops between porch posts and a low brick planter. The brick chimney is on the rear slope.

**20. 3910 S. Gary Place.** "L" Ranch, Colonial. c. 1959. Contributing. This is a gable-roofed house with brick cladding. There are gable and shed roof extensions. The entry is recessed under the principal roof and has a pair of glazed wood panel doors. The replacement windows are paired wood eight-over-eight double-hungs, paired six-over-nine double-hungs, and a fixed multi-pane with eight-over-eight double-hungs on either side. The brick chimney is rear slope. The two single garage doors are glazed wood panels, segmented and overhead. Decorative details on this Colonial ranch include shutters, frieze at the wall/roof junction, vent in a gable end, metal hand rail at the porch and wrapped eaves in the gables. The replacement windows have not significantly compromised the ranch house's integrity.

**21. 3922 S. Gary Place.** Linear Ranch. Colonial. c. 1955. Contributing. This is a gable-roofed house. There are layered front gables and shed roof extensions and the eaves are slight. The entry area is under the shed roof extension which shelters a porch supported by wood posts. The wood panel entry door opens to the side rather than the street. The wall cladding is board and batten siding and brick wainscot. The replacement windows are multi-pane fixed with six-over-six double-hungs on either side. The six-over-six or eight-over-eight double-hungs

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are in pairs or single. A small shed roof is over the garage which has a glazed wood panel double-wide garage door, segmented and overhead. Decorative items include the angled brackets at the garage and porch shed roofs and wide fascia and trim in the gable ends. The replacement windows have not significantly compromised the ranch house's integrity.

**22. 3934 S. Gary Place.** Linear Ranch. c. 1955. Contributing. This house has a gable roof, and an extended secondary front gable which provides shelter for the entry and porch. The siding is board and batten and Colorado pink sandstone wainscot. There is a large picture window with two side single pane casement windows. There are a group of three windows, a smaller fixed pane window and a pair of one-over-one double-hung windows. The entry door is a wood panel with storm door. The garage double-wide door is glazed wood panel, segmented and overhead. Decorative details include wide gable fascia, and open-work metal porch posts.

**23. 3940 S. Gary Place.** Linear Ranch. c. 1955. Contributing. This house has a gable roof and a front gable roof extension. The eaves are moderate. The house is clad in crab orchard sandstone and board and batten siding. The entry door is recessed and cannot be seen from the street. The windows are a large multi-pane, and others are fixed panes with side casements. There is also a horizontal window near the roof/wall junction. A stone chimney is front slope. The garage has two metal panel doors, overhead and segmented. There is a glazed wood panel entry door beside the garage doors and also there is vertical trim above the garage doors. A two car porte-cochere with a gable roof is in front of the house. The posts are crab orchard sandstone. A pattern of porte-cocheres on ranch houses exists in the neighborhood.

**24. 3941 S. Florence Place.** "V" Ranch. c. 1954. Contributing. This hipped-roof house is clad in Colorado pink sandstone. The entry is recessed and sheltered under the principal roof. The entry doors are a pair of wood panels. Single pane windows are in combinations of five or three and in these groups two windows are casements. There is also a single fixed window. The stone chimney is at the ridge. The recessed "V" side wing has the garage which has two single garage doors that are glazed wood panel, segmented and overhead. Decorative items include the stone porch posts, light posts at the entry stairs, and a stone wall a planter.

**25. 4007 S. Florence Place.** "L" Ranch. c. 1955. Contributing. This house has a layered gable roof. The garage on the front creates the "L". The house is clad in brick and a partial façade porch and entry are sheltered under the principal roof. The porch area is sided with board and batten siding and has four large wood porch posts. The entry door is a wood panel with a storm door. There is a large wood multi-pane picture window, and a pair and single eight-over-eight wood double-hungs. The house has a double-wide wood panel garage door that is segmented and overhead. The brick sills are slip. Decorative items are shutters, and soldier bricks at the roof/wall junction.

**26. 3160 E. 40<sup>th</sup> Street.** Linear Ranch. c. 1956. Contributing. This house is gable-roofed. There is a large front gable-roofed porch which shelters the entry door. The porch and garage gables are sided. The door is a glazed slab with a storm door and side light. The house is clad in horizontal siding and brick wainscot. The brick chimney is at the ridge. Replacement windows are one-over-one double-hungs, in pairs and singles. There are groups of three windows with the center fixed with side casements. This house accommodates the topography with a garage under the main house. It has a double-wide metal panel door is segmented and overhead. There is a

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ramp to the house with a metal hand rail as well as steps down from the entry door to the garage level. Decorative items include the brackets at the porch. The replacement windows have not significantly compromised the ranch house's integrity.

**27. 3166 E. 40<sup>th</sup> Street.** "L" Ranch. c. 1954. Contributing. This hipped-roof house is clad in Colorado pink sandstone, and the "L" is front facade. The recessed entry is sheltered under the principal roof and the door is a wood panel with a storm door. The windows are multi-pane fixed picture windows with multi-pane casements on either side. The two single garage doors are glazed wood, paneled overhead and segmented, and the garage gable is sided. Decorative details include open-work metal brackets at the entry and metal awnings.

**28. 3943 S. Gary Place.** "L" Ranch. c. 1956. Contributing. This house has a gable roof and the "L" is on the front facade. There is a front gable extension which shelters a porch and the entry door at the "L" junction. The entry door is a glazed wood panel and has a safety storm door. The house is clad in vinyl siding and crab orchard sandstone wainscot. There are fixed picture windows, and pairs and singles of one-over-one double-hungs. The stone chimney is front slope. The double-wide metal garage door is glazed, paneled, segmented and overhead. Metal awnings are a decorative detail.

**29. 3937 S. Gary Place.** Linear Ranch. c. 1955. Contributing. The house is hipped-roof and is clad in crab orchard sandstone wainscot and siding. There are two secondary hipped-roof extensions. The partial façade porch, which has vertical siding and entry are sheltered under the principal roof. The entry door faces the side instead of the street. The windows are multi-pane, double-hungs, six-over-six in pairs and a triple. There is one small multi-pane window. The garage is slightly lower than the main house and accommodates the topography. The two glazed wood doors are panel, segmented and overhead. Decorative items include shutters, a stone planter, open-work metal porch posts, and stair hand rails.

**30. 3929 S. Gary Place.** Linear Ranch. c. 1955. Contributing. This is a gable-roofed house and the cladding is painted stone. The entry flush façade is sheltered under the principal roof eaves and the entry door is a glazed panel. The windows include a fixed picture with one-over-one double-hungs on each side, a pair of similar double-hungs, and a replacement wood bay window of four single panes. The double-wide garage door is a glazed wood panel, segmented and overhead and is under a slight hipped-roof extension. The porch has a wood post and there is a low stone wall and planter. The replacement windows have not significantly compromised the ranch house's integrity.

**31. 3919 S. Gary Place.** Linear Ranch. c. 1954. Contributing. The house is hipped-roof and is clad in vinyl siding and crab orchard sandstone wainscot. A partial façade porch at the side of the façade and entry are sheltered under the principal roof. The door is wood panel with a storm door. Two multi-pane fixed windows have side multi-pane casements, and there are two six-over-six double-hungs. Some windows are new. The garage has been converted to a room and there is a new garage addition. The garage has two metal panel doors segmented and overhead. It is slightly lower than the main house due to changes in topography. Decorative details include metal awnings, low stone planter and open-work metal porch posts and stair rails. The garage addition is sympathetic to the ranch style and does not compromise its integrity.

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**32. 3909 S. Gary Place.** Traditional. c. 1956. Non-Contributing. This is a one and one-half story house with a steep pitched gable roof. There is a front gable-roofed extension and a gable dormer. The walls are clad in board and batten siding and brick wainscot. The entry and small porch are recessed and sheltered under the principal roof. The entry door is a glazed wood panel with a safety storm door. The windows are combination with a fixed single multi-pane with multi-pane casements on each side. There are also paired casements. The double-wide wood glazed panel garage door is segmented and overhead. Decorative details include shutters, front gable false dove cote at the gable apex, and brick slip window sills. The front gable is finished with soldier bricks. The house is non-contributing because it is not a ranch style house.

**33. 3901 S. Gary Place.** Linear Ranch, Colonial. c. 1957. Contributing. The house has a steep-pitched hip roof, with a layered front hipped-roof extension which shelters a partial façade porch and the entry. The door is a wood panel with a storm door and the house is clad in brick. The replacement windows are six-over-six double-hungs in pairs, and a group of three. There are wood panels beneath the windows trimmed with molding. Soldier bricks are at the roof/wall junction. The two single garage doors are metal panels, segmented and overhead, and there is siding above the doors. Decorative details include the porch columns with small capitals. The replacement windows have not significantly compromised the ranch house's integrity.

**34. 3843 S. Gary Place.** Linear Ranch, Colonial. c. 1957. Contributing. This is a gable-roofed house and the roof has a slight shed roof extension over the partial façade porch and entry. The entry door is a wood panel with a side light. The walls are clad with brick. The double-hung windows are single eight-over-twelve, a single six-over-six, and paired four-over-six. The windows have trimmed wood panel beneath. Soldier bricks are at the roof/wall junction. The garage doors are wood, segmented and overhead with a "Z" battens. Decorative items include the garage door treatment, the porch columns with small capitals and board and batten shutters.

**35. 3835 S. Gary Place.** Linear Ranch. Contributing. This house has a steep-pitched roof with layered hipped-roof front extensions that are slightly flared at the eaves. There is a small hipped-roof sheltering the entrance which is recessed, and this roof also extends over the garage. The entry door is a wood panel. The house is clad in painted bricks. The windows are wood, eight-over-twelve double-hungs, and a multi-pane picture window. The two single metal glazed panel garage doors are segmented and overhead, and there is siding above the doors. Decorative details include shutters and metal hand rails at the steps. Soldier bricks are at the roof/wall junction.

**36. 3827 S. Gary Place.** "V" Ranch, Colonial. c. 1959. Contributing. This house has a gable roof, and the wall cladding is a combination of brick and board and batten siding. A shed roof extends over the partial façade porch and entry area, and over the garage. The entry door is a glazed panel with a storm door. The windows are six-over-nine double-hungs in singles and pairs, and there are three multi-pane bay windows in the garage and at the porch. The garage bay is sheltered by a hipped-roof. The two single wood garage doors are glazed, panel, overhead and segmented. Soldier bricks are at the roof/wall junction.

**37. 3817 S. Gary Place.** Linear Ranch. c. 1957. Contributing. The house has a steep pitched hipped-roof and a secondary dropped hipped-roof extension. The walls are clad in brick. The entry is flush facade and sheltered under the principal roof eaves. The entry door is a wood panel. The windows are six-over-six double-hungs, and

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a group of four large single pane windows. The double-wide garage door is glazed wood panel, overhead and segmented. Decorative items include the metal awnings and open-work metal porch post. Window sills are slip.

**38. 3805 S. Gary Place.** "T" Ranch, Colonial. c. 1958. Contributing. This house has a gable roof. The eaves are slight and the "T" is on the front. The house as a mother-in-law unit to the side of the garage. The entry and partial facade porch are recessed and sheltered under the principal roof. The glazed wood panel entry door faces the side instead of the street. The mother-in-law unit has a glazed wood panel door. The walls are clad with brick. There are large picture windows with two-over-two double-hungs on each side. Other windows are similar double-hungs paired and single. There is a slope brick chimney. The double-wide garage door is glazed panel, wood, segmented and overhead. Decorative items include the wide fascia at the roof line, low brick wall and small columns at the porch, brick slip window sills, soldier bricks at the roof/wall junction, and sailor bricks above the picture window. There is also a side courtyard fenced by open-work brick with brick columns.

**39. 3133 E. 38<sup>th</sup> Street.** Complex Ranch. c. 1952. Contributing. Aiken, Builder. This house has a complex massed central plan, an "L" on the rear and a side garage extension. The roof is gable and is clad in brick. The large partial facade porch and entry are recessed and sheltered under the principal roof. The door is a glazed wood slab with a storm. The windows are one or paired multi-pane fixed windows with multi-pane casements on both sides with a fixed multi-pane over light above the combination. There are also single multi-pane casements. There is a ridge brick chimney. The two single garage doors are glazed wood panels, segmented and overhead. The open metal work porch posts are decorative feature.

**40. 3721 S. Florence Place.** Complex "V" Ranch, Colonial. c. 1954. Contributing. The house has a gable roof, an extension is on the rear, and there is a cross-gable front extension. The walls are clad in painted brick. A shed roof extends over the partial facade porch and entry area, as well as over the garage wing. The entry door is a glazed panel with a storm. The replacement windows are single pane fixed with single side or paired casements. There is also a three window bay and one six-over-six double-hung sheltered by a hipped-roof. There are two ridge brick chimneys. The wood glazed panel double-wide garage doors are segmented and overhead. Decorative items include shutters, a round vent in the front gable, curved brackets at the porch and shed roof posts. This house belonged to Mack Hullum, builder and architect and was constructed for him by I. A. Jacobson. The replacement windows have not significantly compromised the ranch house's integrity.

**41. 3707 S. Florence Place.** "L" Ranch. c. 1953. Contributing. This hipped-roof house is clad in board and batten siding and wainscot of Colorado pink sandstone. There is a front hipped-roof extension. The entry is sheltered under the principal roof and the entry doors are paired wood glazed panels. The windows are single panes grouped in three, or fixed with single side or paired casements. The stone fireplace is ridge. Decorative items include a low stone column at the stairs, and shutters.

**42. 3123 37<sup>th</sup> Street.** Complex Ranch. c. 1952. Contributing. Otis E. Nidiffer, Builder. This hipped-roof house has two secondary hipped-roof front extensions. The wall cladding is crab orchard sandstone. The partial facade porch and entry are sheltered under the principal roof. The entry door faces the side instead of the street. There are three large replacement picture windows, and a group of three large single windows. There is a recessed side and angled extension which has a rear stone chimney. The extension also has an entry door and large single pane

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window. This extension connects to the garage which is hipped-roof with a secondary hip extension. The garage has an open breeze way recessed to one side and the wood glazed panel garage door is overhead and segmented. The low stone planters are decorative. In front of the garage a large tree is encircled by a low stone wall. The replacement windows have not significantly compromised the ranch house's integrity.

**43. 3639 S. Florence Place.** "T" Ranch. c. 1952. Contributing. The house has a hipped-roof and has two secondary hipped-roof front extensions, and the "T" is on the rear. The house is clad in crab orchard sandstone. The partial facade porch and entry are sheltered under the principal roof, and the entry door faces the side rather than the street. The windows are single panes, grouped in threes or single. The garage double-wide metal door is segmented, paneled and overhead. The stone chimney is front slope. The decorative features are the house and chimney corners where there are overlapping stone projections, a low stone planter wall and decorative open-work metal at the porch and hand rails.

**44. 3625 S. Florence Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has a front hipped-roof extension. The walls are clad in Colorado pink sandstone. The entry door is recessed and sheltered under the roof extension. The entry door is a wood panel with a storm door, and the porch area has vertical board siding. There are two large picture windows with side two-over-two double-hungs. There are also narrow horizontal single windows at the wall/roof junction. The stone chimney is front slope. The two single garage doors are glazed wood and paneled, segmented and overhead. Decorative items are the open-work metal porch post and hand rail, and a low stone planter and stone wall.

**45. 3615 S. Florence Place.** Linear Ranch. c. 1952. Contributing. This house has a hip roof and has two secondary front hipped-roof extensions. The walls are crab orchard sandstone. The entry is sheltered by the roof extension and the entry door is a glazed wood panel with a storm door. The windows are multi-pane sliders and single pane sliders. There is a fixed single pane window with side sliders. The garage double-wide door is a glazed wood panel, segmented and overhead. The open-work metal porch post is decorative.

**46. 3605 S. Florence Place.** Linear Ranch. c. 1952. Contributing. The house has a hip roof and has one front hipped-roof extension and a small portion of the façade that is recessed. The walls are rough cut limestone. The entry is recessed under the principal roof and the entry door is a wood panel with a storm. The windows are combination fixed picture with side multi-pane casements, or fixed multi-pane with paired multi-pane side casements. The garage accommodates the topography and is slightly lower than the main house. The two wood garage doors are panel, segmented and overhead and there is vertical siding above the doors.

**47. 3606 S. Florence Place.** Linear Ranch. c. 1952. Contributing. This gabled-roof house has three front gable extensions. The house is clad in painted stone. The gables have vinyl siding. The entry area and wood panel entry door are recessed and sheltered under the principal roof. The entry door is wood panel with a storm, and the entry area has a glass block window. The windows are picture with side multi-pane casements, multi-pane fixed with multi-pane side casements, and similar paired casements. The stone chimney is front slope. The two single garage doors are glazed, wood panel, segmented and overhead.

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**48. 3628 S. Florence Place.** Linear Ranch. c. 1953. Contributing. This hipped-roof house has layered front hipped-roof extensions. The house accommodates the topography which slopes and the garage is under the main house. There is a porch under the principal roof over the garage. The walls are painted stone, stone wainscot and vertical siding. The entry recessed under the principal roof and the door is a wood glazed panel with a multi-pane sidelight. The windows are multi-pane, fixed with multi-pane side casements or narrow horizontal multi-pane windows at the roof/wall junction. The stone chimney is rear slope. The single car garage door is wood, paneled with an "X" batten, segmented and overhead. There is an entry door by the garage. Decorative items include a low stone wall finished with brick, and a picket fence enclosure by the entrance, terraced stone flower beds and wood railings at the porch.

**49. 3636 S. Florence Place.** Linear Ranch, c. 1952. Contributing. This is a hipped and gable-on-hip roof house. The walls are clad in painted stone. There is a partial facade porch and entry which are recessed under the principal roof. There is a small second recessed façade area with a window. The replacement windows are picture and single pane. The entry door is a glazed wood panel. The stone chimney is ridge. The two single garage doors are metal, paneled, segmented and overhead. Above the doors is vertical paneling and there is vertical siding trimming one window. The porch has large square posts. The replacement windows have not significantly compromised the ranch house's integrity.

**50. 3648 S. Florence Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has multiple front and back hipped-roof extensions. The house is clad in Colorado pink sandstone and the roofing is synthetic shakes. A third garage has been added to the side and is recessed. The entry is recessed and sheltered under a roof extension. The entry door is a glazed wood panel with a storm door. Replacement windows are a single pane fixed with side casements, or paired casements. There is a front façade eave wall fireplace and chimney of stone and a large "B" at the top and a back slope and ridge stone chimney. The garage doors are glazed, metal, panel, overhead and segmented. Above the doors is vertical siding. There is a decorative open-work metal port post. The replacement windows have not significantly compromised the ranch house's integrity.

**51. 3658 S. Florence Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has two secondary hipped-roof front extensions. The walls are clad in crab orchard sandstone wainscot and horizontal siding. The entry is recessed under the roof extension and principal roof, and the entry door is covered with wood lattice. The windows are paired one-over-one double-hungs, with one pair covered with lattice. Replacement windows are paired and triple single panes. The two single garage doors are wood, paneled, segmented and overhead with siding above the doors. There is a metal hand rail at the steps. The replacement windows have not significantly compromised the ranch house's integrity.

**52. 3706 S. Florence Place.** "L" Ranch. c. 1954. Contributing. The house is hipped-roof and has two front hipped-roof extensions and the "L" is at the rear. The house is clad in crab orchard sandstone. The entry door is sheltered by a roof extension and the door is a glazed wood panel with a storm door. The replacement windows are picture with four-over-four double-hungs on each side, fixed multi-pane with side multi-pane casements, and triple single panes. There is a façade eave fireplace and chimney of stone. The wood double-wide garage door is paneled, segmented and overhead. Above the door is vertical siding. The porch has a wood post. The replacement windows have not significantly compromised the ranch house's integrity.

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**53. 3714 S. Florence Place.** Linear Ranch. c. 1953. Contributing. The house has a hipped-roof and has layered front hipped-roofs and a secondary front hipped-roof extension. The extension has a wide eave overlap which is supported by an open-work metal post which is the identical to the porch post. The house is clad in Colorado pink sandstone. The entry is recessed under the roof extension and has a wood slab door trimmed with molding. There is also a side light and a storm door. The wood windows are picture with side one-over-one double-hungs, and similar smaller combinations at the roof/wall junction, and paired one-over-one double-hungs. The stone chimney is ridge. The two single garage doors are wood panel, segmented and overhead. Above them is siding.

**54. 3722 S. Florence Place.** Linear Ranch. c. 1953. Contributing. This hipped-roof house has layered roofs with two secondary front hipped-roof extensions. The house is clad in crab orchard sandstone with one area of wainscot and vertical siding. The entry area is recessed under an extension and principal roof, and finished with vertical siding. The entry door is wood panel with side lights. Windows are single pane replacements in groups of five and six. The double-wide garage door is wood, has battens in an "X", and is overhead and segmented. The replacement windows have not significantly compromised the ranch house's integrity.

**55. 3730 S. Florence Place.** "L" Ranch. c. 1953. Contributing. The house has a gable roof and there is a front gable roof extension with a wide eave that shelters the porch and entry. The entry door is wood slab with a storm door. The house is primarily clad in crab orchard sandstone with areas of wainscot and board and batten siding. Wood windows are paired two-over-two double-hungs, picture windows with side similar double-hungs, and a group of multi-pane windows with small vents beneath. There are also horizontal triple multi-pane windows at the wall/roof junction. The front gable has siding. The two glazed wood garage doors are segmented, panel and overhead. There are scrolled brackets at the entry.

**56. 3810 S. Florence Place.** Linear. c. 1959. This hipped-roof house has layered front hipped-roof extensions. The walls are crab orchard sandstone. The entry is recessed slightly and under a roof extension. The door is wood panel with side lights. Windows are replacements. The single pane windows are grouped in three, and five in a bow window. One group of three is at the corner of the house. There are also narrow single and double horizontal windows at the wall/roof junction. Decorative items include open metal work porch post and a low stone planter. There is also a low brick wall by the garage entry. The replacement windows have not significantly compromised the ranch house's integrity.

**57. 3818 S. Florence Place.** "L" Ranch, Colonial. c. 1958. The gable-roofed house and has two front gable roof extensions and is clad in brick. A partial facade porch and entry are sheltered under the principal roof and the paired entry doors are glazed wood panels. There is a combination multi-pane picture with side six-over-nine double-hungs in a bay window, and a smaller hipped-roof bay window with three multi-panes. Other windows are similar double-hungs, single and double. The garage has a wood batten double-wide door, segmented and overhead. There are soldier bricks at the roof/wall and gable junction. Decorative items curved brackets at the wood porch posts.

**58. 3830 S. Florence Place.** Neo-Colonial. c. 1959, c. 2000. Non-contributing. This hipped-roof house is a one and one-half story with a steep hipped-roof. The "T" is on the rear. There is a large low dual pitched roof porte-

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cochere attached to the front of the house supported by brick columns. There are three hipped-roof dormers. The entry door is wood panel with multi-pane side lights and it is recessed under the principal roof. The principal roof extends to create a porch area on the front façade. The windows include five multi-panes in a bow window, six-over-nine double-hungs, six-over-six double-hungs, paired multi-pane casements and a single pane with decorative picture molding. The house is clad in brick and there are soldier bricks at the roof/wall junction. There are curved brackets at the wood porch posts and a low brick planter. The house is non-contributing due to inappropriate alterations.

**59. 3840 S. Florence Place.** Complex Ranch. c. 1957. Contributing. This gable-roofed house has a complex plan and is clad in brick. A large front gable extends from the façade and another then extends to create a porte-cochere/house entry and it is open as a drive through. The eaves at the garage extend to create a shed roof. The porte-cochere façade is brick in an open-work pattern. There is a similar open-work brick garage wall which has no door. The eaves of the porte-cochere create a porch near the house which leads to the entry. The entry door is a glazed wood panel with a safety storm door. The brick chimney is rear slope. The windows are single panes grouped in three and four, and there are grouped single pane narrow horizontal windows at the roof/wall junction. The porch near the entry has wood posts.

**60. 3850 S. Florence Place.** "T" Ranch. c. 1963. Non-contributing. This house has a gable roof with a front gable extension, and the "T" is on the rear. The house is clad in brick. The entry is recessed under the principal roof and roof extension, and the entry doors are a pair of glazed wood panels. The windows are single panes grouped in threes. One group is narrow, horizontal and near the roof/wall junction. The house is primarily brick but has a small portion of board and batten siding in the front gable. The window sills are slip, and there are soldier bricks at the corners of the gable extension and at the porch roof/wall junction. There are low columns with metal fencing to the side of the house. The house is non-contributing because it does not fall within the period of significance.

**61. 3860 S. Florence Place.** "L" Ranch. c. 1958. Contributing. The house is hipped-roof, and has an "L" extension on the rear. The walls are clad in crab orchard sandstone. There is a large attached porte-cochere on the front of the house supported by stone and wood post columns. The wide entry is recessed under the principal roof and the entry door is glazed panel with a side light. The single windows are grouped in a five window bow, in three, and a single window. There are paired one-over-one double-hungs which have wide wood trim. The stone chimney is rear slope. The two single garage doors are metal, panel, segmented and overhead. There are metal hand rails at the steps.

**62. 3910 S. Florence Place.** Linear Ranch, Contemporary. c. 1958. Contributing. This is a gable-roofed house. There is a large open gable extension on the façade which shelters a slightly recessed entry, and the gable also covers a partial facade porch. The entry has a pair of wood glazed panel doors. The walls are clad in rough-cut gray stone. There are two large fixed picture windows and above these windows, the gable has board and wide batten siding. There also two large fixed panes with two awning windows beneath. Other windows are paired horizontal narrow fixed panes with sliders on each side at the roof/wall junction. The two single garage doors are wood panel, segmented and overhead. The stone chimney is rear slope. Decorative features include the paired

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and single stone square columns that support the open gable, exposed roof beams on the porch and the stone planters in front of two windows.

**63. 3922 S. Florence Place.** Linear Ranch. c. 1954. Contributing. This hipped-roof house is a combination of brick and vertical siding. The entry is recessed and under the principal roof. The entry door is a wood panel and a second entry door is in a recessed area is near the garage and is also a glazed wood panel. Windows are large multi-pane, and a one-over-one double-hung. The garage wing is slightly higher than the main part of the house. The brick chimney is rear slope. The shutters are decorative.

**64. 3934 S. Florence Place.** "V" Ranch, Colonial. c. 1955. Contributing. This is a gable-roofed house with a cross dormer. The walls are clad primarily with brick, or vertical siding and a combination with brick wainscot. The entry is slightly recessed and under the principal roof to the façade side. The principal roof extends to create a wide porch. The paired entry doors are glazed wood panels with storm doors. The cross dormer is over a multi-pane bay window which has a hipped-roof. Windows are replacements. There is a single window and narrow horizontal multi-pane sliders at the roof/wall junction. Other windows are nine-over-nine double-hungs. The brick chimney is at the ridge. The roof also extends on the wing of the house and creates another partial facade porch. The two single garage doors are glazed wood panel, segmented and overhead. Above the doors is vertical siding. Decorative details include the paneled shutters, and porch columns with small capitals. The replacement windows have not significantly compromised the ranch house's integrity.

**65. 3946 S. Florence Place.** "Y" Ranch, Colonial. c. 1957. Contributing. This house has a gable roof and the wall cladding is brick and vertical siding. The house has slight eaves. The main part of the house faces the street; part of the "Y" is in the rear; and part at an angle to the main house. There is a recessed porch on the side wing of the house. The entry is recessed under the principal roof and side wing angled roof. It has a paired wood panel doors. Windows are replacements. The house has boxed out gable-roofed windows on the front, which hold triple multi-pane windows that are surrounded by vertical siding. There are also multi-pane casements and a circle window. The front angle roof extends to create a partial facade porch which approaches the entry and the roof is supported by wood posts. There are soldier bricks at the wall/roof junction, and the rear "Y" portion has an eave wall brick chimney. There is a double-wide garage door that is metal, panel, segmented and overhead. Decorative features are window boxes, a garage gable round vent, and the segmented porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**66. 4010 S. Florence Place.** "T" Ranch. c. 1952. Contributing. The house has a gable roof and the "T" is on the rear. There is a cross gable dormer finished with vinyl board and batten siding. The house is clad in painted stone and in a combination with wainscot and vinyl board and batten siding. The entry area is recessed slightly and sheltered under the principal roof. In the recess is a narrow window with the house number beneath. The entry door is a wood slab with a storm door. The windows are all single pane and in a group of three, a fixed window with casements, and paired sliders. The stone chimney is front slope. The double-wide garage door is wood panel, segmented and overhead. There is a decorative planter near the entry recess, and board and batten shutters.

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**67. 3927 S. Florence Place.** Linear Ranch. c. 1954. Contributing. This hipped-roof house has a secondary front hipped-roof extension. The house is clad in crab orchard sandstone. A partial facade porch and the entry area are under the principal roof. The entry door is wood panel with a storm door. The windows include both large and small picture windows with side double-hungs that are two-over-two. The double-wide garage door is metal panel, segmented and overhead. The partial facade porch has a wood porch railing with curved wood brackets. The shutters are decorative.

**68. 3921 S. Florence Place.** Linear Ranch. c. 1954. Contributing. This hipped-roof house has a front secondary hipped-roof extension. The walls are clad in crab orchard sandstone, and a partial facade porch and entry area are recessed under the principal roof. The entry door opens to the side and not the street. The windows are replacements, are single panes and are grouped in three and four or are single. Other windows are horizontal narrow sliders or casements at the roof/wall junction. The stone chimney is rear slope. The double-wide garage door is glazed wood panel, segmented and overhead. The porch has large wood posts and there is a stone planter in front of the porch. The replacement windows have not significantly compromised the ranch house's integrity.

**69. 3905 S. Florence Place.** Neo-Colonial. c. 1954, c. 2002. Non-contributing. Michele Falkensten, Architect. This house has a steeply pitched hipped-roof. The house is clad in Colorado pink sandstone. A porch and entry area are recessed under the principal roof. The entry doors are paired and glazed panels. The replacement windows are Craftsman-like with multi-panes. There is a six window bow, double-hungs, and a single window with wood panels beneath. The garage is recessed to one side. The two doors are segmented, wood and overhead. The stone fireplace and chimney is rear façade eave. Decorative items include the columns at the porch with small capitals, shutters, wood panels below the double-hung windows. The house has a second story addition. The building is non-contributing due to inappropriate alterations.

**70. 3853 S. Florence Place.** "V" Ranch, Contemporary. c. 1958. Contributing. Avrone Schuman, Architect. This is a gable-roofed house of moderate pitch. The roof is distinguished where the gables connect at the junction of the two wings in a large upwardly projecting open front gable roof. The house is clad in painted brick. The entry and a porch area are under this projecting gable. The entry door is wood panel with large side lights and over lights above. On one side of the door there is a near curtain wall of three windows; on the other is a wall of similar size but is clad in alternating colors of vertical siding. The house has a deep recess under the principal roof near the garage which is clad with vertical siding. A large fixed single pane window with two hopper windows below is also located in the recess. Other windows include a row of narrow horizontal windows at the roof/wall junction. There is also a single window and grouped triple single windows. The windows have slip brick sills, and the brick fireplace is rear slope. The double-wide garage door is metal, glazed, panel, segmented and overhead. There is a large decorative metal screen in the open gable on either side of the entry, and the entry door has a pattern on it that replicates this screen.

**71. 3843 S. Florence Place.** "U" Ranch. c. 1958. Contributing. This house is gable roof with a secondary front gable roof extension. The house is clad in crab orchard sandstone. The entry and partial facade porch are recessed under the principal roof. The entry door is a wood panel and has a storm door and side lights. There are large picture windows with multi-pane side casements. There are also narrow horizontal sliders at the roof/wall junction. By the front door is a multi-pane round window, and there is a rear slope stone chimney. The double-

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wide glazed and paneled garage door is wood, segmented and overhead. The garage gable has vertical siding. Decorative details include a low stone wall with a planter at the porch, circular gable vent, decorative open-work metal porch posts and the chimney has "x"s at the top.

**72. 3158 E. 38<sup>th</sup> Place.** "V" Ranch. c. 1957. Contributing. This house has three intersecting gable roofs from the three parts of the house. The center section has a secondary extended shed roof over the entry area. The house is clad in brick. The entry doors are paired wood panels with side lights. Replacement windows are single panes but grouped in five. Other windows are narrow and horizontal at the wall/roof junction and are in singles, pairs or threes. There is a rear slope brick fireplace. The double-wide metal glazed panel garage doors are segmented and overhead. Decorative features are the partial open-work brick porch columns and soldier bricks in the front façade at the roof/wall junction. The replacement windows have not significantly compromised the ranch house's integrity.

**73. 3151 E. 38<sup>th</sup> Place.** Linear Ranch, Contemporary. c. 1960. Contributing. This house has a gable roof and there is a front open gable extension which provides sheltered walk to the entry and shelters the recessed glazed wood panel entry door and side light. There is a second entry by the garage which is a slab wood door. The house cladding is brick and the windows are replacements. The front gable has three wall windows with angled over lights. The roof is notched to the left of the gable with a façade recess where there are windows with a group of three single panes. Other windows are single panes grouped in four or five at the house corner, and a single window. The façade garage windows are paired with translucent material covering them. The double-wide garage door is glazed metal, panel, overhead and segmented and there is an entry door to one side. The brick windows sills are slip. Decorative details include a brick porch column, and beam ends on the gable. The replacement windows have not significantly compromised the ranch house's integrity.

**74. 3136 E. 38<sup>th</sup> Street.** "L" Ranch. c. 1955. Contributing. This ranch has intersecting gable roofs. The partial façade porch and entry are under the principal roof. The entry door is a glazed wood panel with a safety storm door and side lights. The house is in clad painted brick and board and batten siding. The windows are single, narrow and horizontal. Slider windows are in single, pairs, or there is a fixed window with side sliders. There is also a picture window with multi-pane casements on either side. Other windows include paired multi-pane casements, and fixed window with multi-pane side casements. The brick chimney is rear slope and the brick window sills are slip. The two single garage doors are wood, panel, segmented and overhead. Decorative details are exposed rafters over the garage, and beam ends in the side gable. There is also a low brick side fence with random protruding bricks. The porch has open-work bracketed metal porch posts.

**75. 3177 E. 39<sup>th</sup> Street.** "L" Ranch, c. 1960. Contributing. This house has a gable roof, with layered gables on the "L" portion. The walls are crab orchard sandstone. There is a gable roof wall dormer. The entry and partial façade porch are at the junction of the wings, and sheltered under the principal roof. Within the porch area is a small wall recess. The entry door is wood panel and has a storm door. The windows in the "L" are grouped in twos at the house corners, are horizontal, with one fixed and one slider. A similar combination is on the main façade as well as a pair of sliders. The two single garage doors are metal panel segmented and overhead. There is siding above them. The dormer sits over a façade window which is fixed with two sliders. Decorative features are the bracketed porch posts, wood trim around the dormer and windows, and low stone planters.

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**76. 3165 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1959. Contributing. This hipped-roof house has two secondary hipped-roof front extensions. Wall cladding is crab orchard sandstone. The partial facade porch and entry are recessed and sheltered under the principal roof. The paired wood panel entry doors are covered by wood screens. The windows are replacements and include a bow window, six-over-six double-hungs, in singles or paired. The stone chimney is rear slope and the two single garage doors are metal, panel, overhead and segmented. Decorative items include shutters, decorative wood panels with molding under the windows and above the garage doors, and open-work bracketed metal porch posts, and hand rails at the stairs. The replacement windows have not significantly compromised the ranch house's integrity.

**77. 3157 E. 39<sup>th</sup> Street.** Linear Ranch, Eclectic. c. 1959. Contributing. The house has a gable roof and a front asymmetric gable roof which is combined with a curved slope shed which open to the side. The roof has a slight partial extension over the entry. The house has strong Prairie style characteristics with heavy window lintels and wood trim, but the front gable wall is a modernistic angled rectangle. Basket weave stone work is reminiscent of work found in Tudor style houses. The walls are clad in brick. The entry is recessed under the roof extension and the entry door is a glazed wood panel with side lights. The metal windows are combinations of a fixed center and paired casements on either side. There is also a single pane window in the garage which is lower than the main house as it contours to the topography. Above the garage is a cantilevered porch with board and batten walls. Decorative features include the angled stone façade wall, decorative stone work on the shed roof, on walls and in locations mixed with timber framing, the heavy woodwork at the porch, wide window trim, brackets under several windows, heavy wood lintel above one window and the curved bracket at the porch.

**78. 3158 E. 39<sup>th</sup> Street.** Traditional. c. 1959. Non-contributing. This house has a moderately steep hip roof and is a story and one-half. The walls are clad in brick. There are layered hipped-roof front extensions and a hipped-roof wall dormer over the garage. The house conforms to the topography with a garage that is lower than the main house. The entry is recessed under the roof extension and the wood panel door has a safety storm door as does the side light. The windows groupings are combinations of a fixed center, single or paired casements on either side with a fixed multi-pane over light above the window combination. There is a multi-pane replacement window. The double-wide garage door is metal, panel, segmented and overhead. There is a second entry door by the garage which is wood paneled. The house is non-contributing because it is not a ranch style house.

**79. 3166 E. 39<sup>th</sup> Street.** Massed Ranch, Contemporary. c. 1959. This gable-roofed house is clad in crab orchard sandstone. It has two secondary front gable extensions which are asymmetric. One gable extends on the side to create a porch that runs along the side of the house. The partial recessed façade porch and entry are sheltered under the principal roof. The entry door is wood panel with multi-pane side lights. The windows are replacements. The windows are near full wall, single panes and in a group of three or single. There are one-over-one double-hung singles as well. A front gable wall has a combination of stone, horizontal siding and louvered panels which run the full height of the gable wall. The other gable has the garage, above which is horizontal siding. A vertical engaged stone column which runs to the height of the gable wall separates siding. The garage doors are wood paneled, glazed, overhead and segmented. The stone chimney is rear slope. Decorative features include the verticality in the gable walls, the extended stone wall under the asymmetric gable in which are three staggered openings, low stone planters, wide fascia boards, exposed beam ends in the gables, a stone planter, and

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a wide frieze around the porch wall. The replacement windows have not significantly compromised the ranch house's integrity.

**80. 3188 E. 38<sup>th</sup> Place.** Linear Ranch, c. 1960. Contributing. This gable-roofed house is clad in crab orchard sandstone. The house has a front gable-roofed extension and a secondary shed roof extension which is over the entry. The extension creates a small porch supported by paired wood and metal posts. The entry doors are a pair of wood slabs. The windows are two-over-two double-hungs in combinations of two and three, or singles. There are also narrow and horizontal windows with single panes in a group of three. The front gable has horizontal wood siding. Decorative features include applied decoration to the entry doors, "X"s over the horizontal windows, and the same pattern at the top of the porch columns. There is a triangular stone planter in front of the house, and a low stone wall at the house corner.

**81. 3174 E. 38<sup>th</sup> Place.** Linear Ranch, Colonial. c. 1960. Contributing. This gable roof house is clad in brick and the eaves are slight. There are two secondary side gable extensions. The principal roof shelters a full façade porch and the entry. The entry door is a wood panel with multi-pane side lights. The windows are double-hungs, in a group of three or paired six-over-nine double-hungs, and paired and single six-over-six double-hungs. The brick chimney is rear slope. The two single garage doors are glazed, wood, panel, segmented and overhead, and there is vertical siding above. Decorative details include the porch columns with small capitals, shutters, fan lights in the garage doors, wide fascia at the roof, a wide frieze at the porch, and soldier bricks at the roof/wall junction.

**82. 3168 E. 38<sup>th</sup> Place.** Traditional. c. 1958. Non-contributing. This hipped-roof house is one and one-half stories and it has a hipped-roof dormer. The roof has two secondary hip front roof extensions. The cladding is brick. The entry is under a decked metal hipped-roof extension which is supported by metal brackets. The entry door is wood panel with wide molding on each side and it has a storm door. Windows are all double-hungs, in nine-over-six and grouped in three, or are singles that are four-over-four and six-over six. There is a rear slope brick chimney. The two single garage doors are metal panel segmented and overhead with siding above. Decorative features include shutters, and wide trim at the roof/wall junction. The house is non-contributing because it is not a ranch style house.

**83. 3161 E. 38<sup>th</sup> Place.** Linear Ranch, c. 1960. This gable-roofed house is clad in brick and it has a secondary front gable extension. The façade has a partial recess under the principal roof, and the entry is part of this recess. The entry door is a wood panel with a side light. Windows are a group of nine, and a pair of two-over-two double-hungs. The other windows are narrow horizontal at the roof/wall junction and are in singles, twos or three. The front gable has board and batten siding, the fascia is wide, and the porch has a pair of metal posts.

**84. 3169 E. 38<sup>th</sup> Place.** "T" Ranch, Contemporary. c. 1964. Non-contributing. This house has a gable clay tile roof and the walls are clad in thin stone. The principal roof is partially extended at an angle and provides shelter for the entry. This roof is supported by four angled metal posts which rest on a low stone wall with short columns. The entry doors are paired wood panels. Windows are a group of four single panes trimmed in narrow vertical siding, and narrow horizontal windows at the roof/wall junction which are fixed pane with a side

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casement, and paired sliders. The double-wide garage door is metal, paneled, segmented and overhead. The house is non-contributing because its age is not within the period of significance.

**85. 3177 E. 38<sup>th</sup> Place.** Neo-French. c. 1959. Non-contributing. This house has a moderately steep-pitched hip roof clad in wood shingles. There are two front secondary hipped-roof extensions and the house is one and one-half story in height. The house is white washed brick and has two hipped-roof dormers. The entry has a pair of wood glazed panel doors. The windows include a multi-pane bow window, paired eight-over-eight double-hungs, and a single six-over-six double-hung. There are wood panels beside the entry trimmed with molding. There are similar panels beneath the paired double-hungs. The brick window sills are slip. The two single wood garage doors are glazed, paneled segmented and overhead. Over the doors is vertical wood siding. The panel/louver shutters are decorative and over the grouped multi-pane windows there is a rounded standing seam metal roof insert which creates a window hood. The house is non-contributing because it is not a ranch style house.

**86. 3145 E. 38<sup>th</sup> Street.** "L" Ranch. c. 1953. Contributing. This hipped-roof house has an "L" hipped-roof extension on the front, and secondary hipped-roof extension. The house is clad in Colorado pink sandstone. The recessed entry is sheltered under the principal roof but due to heavy foliage, the door cannot be seen from the street. There is a wood picture window with casement side lights. Other wood windows are a fixed window with side casements. The chimney is brick and rear slope. The two single garage doors are metal, panel segmented and overhead. A decorative item is the raised stone courses in the wall cladding.

**87. 3153 E. 38<sup>th</sup> Street.** "T" Ranch. c. 1952. Non-Contributing. The hipped-roof house is one and one-half story with the "T" in the rear. There are two hipped-roof extensions, one which includes the garage. Over the garage there is a recessed, hipped-roof half-story with windows. The house is clad in vertical siding and painted stone wainscot. The entry is under the roof extension, the entry door is wood slab, and the porch post is wood. The wainscot in the extension is curved toward the entry. There is a fixed picture window with multi-pane casements on either side. Other windows are the same combination except the fixed window is smaller. The upper story has triple narrow horizontal windows. There is a stone ridge chimney and the two single garage doors are glazed wood panels, segmented and overhead. The house is non-contributing due to inappropriate alterations.

**88. 3161 E. 38<sup>th</sup> Street.** Neo-Colonial. c. 1965. Non-contributing. This gable roof house is a story and one-half with a steeply pitched roof. There is a gable front garage extension. There are two gable dormers, and the house is clad in brick, and the dormers and garage gable have board and batten siding. The flush façade entry is sheltered under the principal roof eave; the entry door is a glazed wood panel with a storm door. The windows are six-over-six double-hungs and paired. The dormers have eight-over-eight single double-hungs. The brick chimney is rear slope. The double-wide garage door is glazed, metal panel, overhead and segmented. Decorative features are the circular vent in the garage gable, and raised bricks at the house corners which create an effect of having quoins. The house is non-contributing because it is not a ranch style house and it does not fall within the period of significance.

**89. 3169 E. 38<sup>th</sup> Street.** "L" Ranch. c. 1954. Contributing. The house has a layered hipped-roof and a secondary hipped-roof extension. It is clad in crab orchard sandstone. The entry and porch are recessed under a layered hipped-roof extension and the entry door is a glazed slab with a storm door. There is a second recessed

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area in the façade by the garage. There is a wood fixed picture window with multi-pane side casements. Other windows are six-over-six paired double-hungs. The stone chimney is ridge and the two single metal panel garage doors are overhead and segmented. The garage is slightly lower than the rest of the house due to changes in topography. The porch has decorative open-work metal porch posts and porch rails.

**90. 3182 E. 38<sup>th</sup> Street.** Complex Ranch. c. 1953. Contributing. The hipped-roof house has layered hipped secondary roof front extensions. It is clad in brick and the entry area is recessed slightly and sheltered by a roof extension. The entry door is obscured by the storm door. There is vertical siding to the side of the door. The wood windows are fixed picture with side multi-pane casements, a multi-pane window, and horizontal and narrow windows at the roof/wall junction. The chimney is rear slope and the two single garage doors are glazed wood panels, segmented and overhead.

**91. 3174 E. 38<sup>th</sup> Street.** Linear Ranch. c. 1953. Contributing. This house has a gable roof and single gable front hipped-roof extension. The eaves are wide but unboxed. The house is clad in siding and painted stone wainscot. The pair of narrow entry doors is wood panel and there are side lights. Windows are fixed multi-pane with side multi-pane casements with a fixed multi-pane above the combination of windows. There is one single pane window. The two single garage doors are wood, glazed, panel overhead and segmented. Decorative items include exposed rafters, decorative open-work metal porch rail and circle vent in the gable.

**92. 3164 E. 38<sup>th</sup> Street.** Linear Ranch. c. 1953. Contributing. This hipped-roof house has two secondary hipped-roof front extensions. The house is clad in crab orchard sandstone and siding. The entry door and partial façade porch are sheltered by the principal roof; the entry door is a wood panel with a storm door. There is a single side light which is now covered. There is a wood picture window with side one-over-one double-hungs. There is also a pair of one-over-one double-hungs. A stone chimney is rear slope, and the two single garage doors are metal panel, segmented and overhead. Decorative items include shutters and the open-work metal porch posts.

**93. 3156 E. 38<sup>th</sup> Street.** Linear Ranch. c. 1953. Contributing. The gable-roofed house has a secondary front gable roof extension. The cladding is painted stone and a combination of siding and painted brick. The entry is recessed slightly under the principal roof and the entry door is a glazed wood panel with a storm door. The large multi-pane window in the gable wall is in a boxed outset. It is sheltered with a small pent roof supported by small brackets. The windows are framed with wood. Other windows are replacement metal one-over-one double-hungs, paired and single. There is a ridge chimney and the double-wide garage door is metal panel, overhead and segmented. The garage accommodates the topography and is slightly lower than the main house. The metal hand rail is decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**94. 3152 E. 38<sup>th</sup> Street.** "T" Ranch, Colonial. c. 1953. Contributing. This house has accommodated a smaller lot with a large "T" in the rear. The roof is and gable, with a layered gable roof extension on the front façade. The house is clad in brick. The entry is recessed under a roof extension and the entry door faces the side rather than the street. The wood windows are single panes grouped in threes, and the fireplace and chimney are on the façade. The two single garage doors are metal panel, overhead and segmented. Decorative items include the porch columns with small capitals, circle vent in the gable, and soldier bricks at the roof/wall junction.

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**95. 3138 E. 37<sup>th</sup> Street.** "L" Ranch. c. 1956. Contributing. This gable-roofed house has the "L" on the front. The house is clad in brick and the main house has a full façade porch sheltered by the principal roof. An extended eave on the side of the house also shelters a porch. The paired entry doors are wood panel. Windows are single panes, fixed with side casements, and a group of three with casements on each side. There is a large multi-pane window in the "L". This window is in a boxed outset and it is sheltered by a standing seam metal hip roof. The combination is framed with wood. Brick window sills are slip. There is a brick eave wall fireplace and chimney and a rear slope brick chimney. The vertical board/brick wainscot garage is set to the rear, is slightly lower than the rest of the house, and has a double-wide wood segmented overhead door. Shutters are decorative and the wood porch posts have curved brackets.

**96. 3144 E. 37<sup>th</sup> Street.** Massed Ranch. c. 1952. Contributing. The hipped-roof house has layered hipped-roof extensions and sits on a sloping lot so the garage is located under the main house. The house cladding is a combination of board and batten siding and crab orchard sandstone wainscot. The entry is recessed under the roof extension and the paired entry doors are glazed wood panels. The replacement windows are fixed picture with side four-over-four double-hungs. There are multi-pane sliders and a single four-over-four double-hung. There is a large front façade stone fireplace and chimney. The two single garage doors are wood, glazed panel, segmented and overhead. Decorative details include a low stone wall and columns by the porch, metal porch rails, and the columns and stone stairs to the garage. The replacement windows are sympathetic and do not detract from the contributing characteristics of the ranch house.

**97. 3204 E. 37<sup>th</sup> Street.** "L" Ranch. c. 1952. Contributing. The hipped-roof house has layered and single hipped-roof extensions. Wall cladding is crab orchard sandstone wainscot and siding. The entrance is recessed under the principal roof and extension, and the entry door is a glazed wood panel with a storm door. The windows are replacements. They are single panes in groups of four, three and two. The grouped windows have fixed middle windows and side casements, and the paired windows are casements. The stone fireplace is rear slope and the garage accommodates the topography and sits slightly lower than the main house. The two single garage doors are glazed wood panels with battens. They are also segmented and overhead. Decorative details are the large wood porch post and a low stone planter. The replacement windows have not significantly compromised the ranch house's integrity.

**98. 3212 E. 37<sup>th</sup> Street.** "L" Ranch. c. 1952. Contributing. The hipped-roof house "L" is on the rear. The house is clad in crab orchard sandstone. There is a partial façade porch recessed under the principal roof and to the side façade. The entry door is a glazed wood panel with a storm door. The windows are replacements. The windows are multi-pane, multi-pane with multi-pane side casements and sliders. The stone chimney is rear slope and the two single garage doors are glazed wood panel, segmented and overhead. The wood porch posts are paired. The replacement windows have not significantly compromised the ranch house's integrity.

**99. 3218 E. 37<sup>th</sup> Street.** Linear Ranch. c. 1952. Contributing. The house has layered hipped-roofs and a secondary hip extension. The house cladding is a combination of painted stone wainscot and siding. The entry is recessed under the main roof and the entry door is a glazed wood panel. The metal windows are single panes and

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grouped in threes and four. The stone chimney is ridge. The two single garage doors are glazed wood panel, segmented and overhead. A decorative detail is the large wood porch post.

**100. 3232 E. 37<sup>th</sup> Street.** Linear Ranch. c. 1952. Contributing. This is a gable-roofed house with side layered extensions, and a front cross gable extension. A secondary shed roof covers the porch and entry, and the entry has a glazed wood panel door. The house is clad in painted stone. The windows are single pane replacements. There is a picture window with side casements and there are fixed single windows. The stone chimney is front slope and the gable has horizontal siding. The two single garage doors are metal, panel, segmented and overhead. The large wood porch posts are decorative and there is a wide frieze trim. The replacement windows have not significantly compromised the ranch house's integrity.

**101. 3217 E. 37<sup>th</sup> Street.** "L" Ranch. c. 1954. Contributing. This house is gable-roofed with a front gable extension which has a secondary shed roof over the porch and entry. The entry door is a wood panel. The walls are painted brick. Windows are replacements and are picture with multi-pane side casements, and a pair of four-over-four double-hungs. There is a brick front slope chimney, soldier bricks and the roof/wall junction, and brick slip window sills. The double-wide garage door is glazed wood panel, segmented and overhead, and there is siding above. Decorative features include the wood porch post and shutters. The replacement windows have not significantly compromised the ranch house's integrity.

**102. 3651 S. Gary Avenue.** "V" Ranch. c. 1953. Contributing. The hipped-roof house has two secondary front hipped-roof extensions. The walls are primarily clad in Colorado pink sandstone, with a small section of vertical siding and wainscot. The entry is angled and under a hip roof extension. The entry door is wood panel with paired narrow windows beside it. The entry area has vertical siding. There is a large multi-pane window, a large single window, and smaller multi-pane windows grouped in twos. The two single garage doors are wood panel, segmented and overhead. There is vertical siding above the doors. Decorative items include the low planter wall, open-work metal columns and hand rail, and board and batten shutters.

**103. 3639 S. Gary Avenue.** Complex Ranch. c. 1953. Contributing. The house has a hipped-roof, a secondary hipped-roof extension and layered facade extensions. The entry door is sheltered under a roof extension and faces the side rather than the street. The walls are clad in both painted stone and painted brick. Windows are multi-pane casements with fixed multi-pane over lights. These windows are paired and triple. There is also a single multi-pane and fixed multi-panes with side casements which are at the roof/wall junction. The two single garage doors are metal glazed panel, segmented and overhead. There is siding above the garage doors. The brick chimney is rear slope, and decorative items include random red bricks, and red brick slip window sills. The entry porch approach is angled and has open-work metal porch and hand rails.

**104. 3633 S. Gary Avenue.** Complex Ranch. c. 1953. Contributing. This hipped-roof house has multiple layered hipped-roof extensions. The walls are clad in brick and the entry area is recessed under roof extensions. The entry door is wood panel with a storm door. The wood windows are replacements, and are single pane and grouped in twos, threes or five. The brick window sills are slip. The two single garage doors are glazed wood panel, segmented and overhead. The open-work metal porch posts are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

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**105. 3525 S. Gary Avenue.** "L" Ranch. c. 1953. Contributing. The hipped-roof house has the "L" on the rear. The walls are clad with brick, board and batten siding, and painted stone. The recessed partial façade porch and entry are sheltered by the main roof, and the wood panel entry door faces the side rather than the street and has a storm door. The windows are replacements and are picture windows with side casements, a pair of casements and a single fixed window. The brick chimney is rear slope. The double-wide garage door is metal panel, overhead and segmented. A low stone planter and the porch posts with curved brackets are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**106. 3615 S. Gary Avenue.** Complex Ranch. c. 1953. Contributing. The hipped-roof house has a massed central portion, with a secondary front hipped-roof extension. The house is clad in crab orchard sandstone wainscot and siding. The entry area is sheltered under the wide front hipped-roof extension and the entry door is wood panel with a storm door. One window combination contains a large picture window with multi-pane side casements, and a fixed window above the casements. Another window has a multi-pane fixed window with multi-pane side casements and a multi-pane over light above the window combination. There are also single casements on both sides of the front façade eave stone fireplace and chimney. The two single garage doors are wood, glazed, panel, segmented and overhead. The open-work metal porch post and hand rail are decorative.

**107. 3605 S. Gary Avenue.** "V" Ranch. c. 1953. Contributing. This house is hipped-roof; the garage wing is gable-roofed; and there are secondary hipped-roof front extensions. The house conforms to the topography of the land and the garage is lower than the main portion of the house such that the garage is two-story as it faces the street. The garage wing has a gable dormer. The house is clad in painted stone. The entry door is wood panel, has a storm door, and it is sheltered under a roof extension. An additional glazed wood panel door enters the garage. The house has a large metal picture window with multi-pane casements and over lights above the casements. There is also a large fixed multi-pane window with side multi-pane casements, a single fixed multi-pane window with side multi-pane casements, paired multi-pane casements, and single one-over-one wood double-hungs. The stone chimney is rear slope and the two single garage doors are wood, panel, segmented and overhead. Above the garage doors is vinyl siding. Decorative features include the board and batten shutters, and the metal porch post and hand rail.

**108. 3606 S. Gary Avenue.** "V" Ranch. c. 1953. Contributing. The house has intersecting hip roofs, is clad in crab orchard sandstone, and the garage has stone wainscot and vinyl siding. The entry is recessed in the center portion of the house under the principal roof. The entry door is a glazed wood panel with storm door and it has a large sidelight. The entry area is clad in vinyl siding. There is a large wood picture window with multi-pane casements to each side with a multi-pane fixed window above each casement. There are fixed wood single pane windows with a side two-over-two double-hung, and single and triple two-over-two double-hungs. The stone chimney is rear slope. As the house angles, the principal roof creates a porch area with a low stone wall. The double-wide garage door is metal panel, segmented and overhead. Decorative items include a low stone planter and the open-work metal porch post and hand rail.

**109. 3616 S. Gary Avenue.** Linear Ranch. c. 1953. Contributing. The house has a cross roof and a secondary front hipped-roof extensions. The partial façade porch and entry are sheltered under the principal roof. The entry

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door is a glazed wood panel. Wall cladding is vertical board and crab orchard sandstone wainscot. Wood windows include a picture window, paired two-over-two double-hungs, and a fixed pane with side two-over-two double-hungs at the house corners. The stone chimney is front slope and the double-wide wood garage door is glazed, paneled, overhead and segmented. The large wood porch posts are decorative.

**110. 3626 S. Gary Avenue.** Linear Ranch. c. 1953. Contributing. The hipped-roof house is painted white brick. There are two hipped-roof front extensions. The entry door is sheltered under a roof extension supported by a metal post, and the entry door is wood panel with a storm door. The windows are wood multi-pane wall windows, fixed window with side one-over-one double-hungs, triple one-over-one double-hungs, and a fixed widow with a one-over-one double-hung at the house corner. The brick chimney is rear slope and brick window sills are slip. The double-wide garage door is metal panel, segmented and overhead. A low brick planter at the entry is decorative.

**111. 3634 S. Gary Avenue.** Linear Ranch. c. 1953. Contributing. The hipped-roof house is clad in siding and painted stone wainscot. There are two secondary front hipped-roof extensions. The entry area is recessed and under a roof extension. The entry door is wood panel and there is a storm door. The replacement windows are fixed picture with multi-pane side lights, and multi-pane sliders. The stone chimney is rear slope and the double-wide garage door is metal panel, segmented and overhead. The house has decorative board and batten shutters, and there is a decorative openwork metal screen by the entry door. The replacement windows have not significantly compromised the ranch house's integrity.

**112. 3640 S. Gary Avenue.** Linear Ranch. c. 1953. Contributing. The hipped-roof house is clad primarily in multi-colored rough-cut limestone, with part wainscot and board and batten siding. There is a front hipped-roof projection, under which is the wood panel entry door and wide wood panels. There is also a storm door. The wood windows are fixed picture with side one-over-one double-hungs, and paired similar double-hungs. The two wood garage doors are panel, overhead and segmented.

**113. 3648 S. Gary Avenue.** "L" Ranch, Contemporary. c. 1952. Contributing. The house has a hip roof and is clad in crab orchard sandstone. There is a secondary hipped-roof front extension. The entry area is recessed under the principal roof and the entry door is a glazed wood panel with a side light. There is a circle opening in the porch wall, which is mirrored on the opposite wall with raised stones. Most windows are full wall, single pane and fixed. There are also two single pane windows, narrow and horizontal at the roof/wall junction at the side of the house. The stone chimney is ridge. The house sits on a lot that drops steeply to the side and rear and the garage is a two story "L" in the rear. The two story portion of the house cannot be seen from the front. A decorative feature is the hipped-roof stone wall near the entry with a round opening.

**114. 3110 E. 36<sup>th</sup> Street.** "V" Ranch, Colonial. c. 1954. Contributing. The house is hipped-roof and is mostly clad in brick with a portion that has siding and brick wainscot. The entry area is recessed under the principal roof. The entry door is a glazed wood panel with side lights. The windows are replacements, and include triple multi-panes, three grouped single pane windows, and single and multi-pane narrow horizontal windows at the roof/wall junction. The brick chimney is ridge. Decorative features include the low brick walls and columns near the entry,

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shutters, and brick columns and wood rail fence near the street. The replacement windows have not significantly compromised the ranch house's integrity.

**115. 3910 S. Florence Avenue.** Linear Ranch. c. 1958. Contributing. This is a layered steep hip roof house with hipped-roof front extension. The house is clad in brick. The entry is recessed under the principal roof and the door is wood panel with a storm door. The replacement windows are six-over-six double-hungs, in singles and pairs. There is a triple multi-pane window. The brick window sills are slip. The shutters are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**116. 3922 S. Florence Avenue.** Massed. c. 1954. Contributing. The hipped-roof house is clad in painted stone and has one hipped-roof front extension. The partial façade porch and entry are recessed under the principal roof, and the porch has stone wainscot and vertical siding. The entry doors are paired wood glazed panels. Windows are single and triple six-over-six double-hungs, and paired eight-over-eight double-hungs. The double-wide garage door is metal, panel, overhead and segmented. The garage gable is sided. The porch has wood posts.

**117. 3934 S. Florence Avenue.** Linear Ranch. c. 1956. Contributing. This hipped-roof house has two secondary hipped-roof front extensions. The house is clad in crab orchard sandstone. The entry area is recessed under the principal roof and the entry door is wood panel with a storm door. There is a paneled area next to the door. Windows are picture with multi-pane side casements, and two-over-two double-hungs in pairs and singles. The stone chimney is rear slope and the double-wide garage door is glazed wood panel, segmented and overhead. There is vertical siding above the doors. Decorative features include the open-work metal porch columns and a low stone wall by the sidewalk.

**118. 3935 S. Florence Avenue.** "L" Ranch, Contemporary. c. 1956. Contributing. This gable-roofed house has the "L" on the rear. There is a side gable extension with recessed garage, and a secondary open gable roof with wide eaves on the main façade which shelters the entry and a porch. The entry door has a safety storm door and the door is surrounded by wood panels. There is also an over light over the door and panels. The house is clad in siding and Colorado pink sandstone. Windows include picture with single pane side casements, fixed pane with similar side casements, a group of six multi-pane windows, and a single horizontal and narrow window at the roof/wall junction. The stone chimney is front slope, and the double-wide garage door is wood panel, segmented and overhead. The large front gable has a combination of stone and sided posts. There is a cupola at the garage ridge.

**119. 3923 S. Florence Avenue.** "V", Complex Ranch. c. 1956. Contributing. The house has a gable roof and there is a secondary gable-roof front extension. The house is a "V" shape with room extensions on the rear. The house has a secondary gable-roofed addition to the side, and there is secondary gable-roofed garage extension. The house has a near full façade porch and entry sheltered under the principal roof. The entry door is a wood panel. The house is clad in brick and the addition has board and batten siding. Wood windows include multi-pane picture, and a group of three single narrow and horizontal windows at the roof/wall junction. There are replacement windows that are a group of three double-hungs that are one-over-one and there is the same combination in the addition. The addition also has a single narrow and horizontal window at the roof/wall junction. The brick chimney is ridge and the double-wide garage door is wood panel, segmented and overhead.

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Shutters are decorative and there are wood porch posts. The addition does not detract from the house's contributing status. The replacement windows have not significantly compromised the ranch house's integrity.

**120. 3915 S. Florence Avenue.** Contemporary. c. 1964. Non-contributing. The house has a moderately steep gable roof and the principal roof has an extended shed roof. The "L" is the garage and it has a gable roof. The entry and façade partial porch is sheltered by the principal roof and the entry door has a safety storm door and a sidelight. The porch area has vertical siding. The house is clad in brick and there is vertical wood siding under one window. The windows are large sliders, a single narrow vertical window, and a group of three near full wall single panes. The double-wide garage door is wood, glazed panel, segmented and overhead. The house is non-contributing because it does not fall within the period of significance.

**121. 3905 S. Florence Avenue.** "V", Complex Ranch, Contemporary. c. 1957. Contributing. The house has a complex plan with extensions in the rear. The house is gable-roofed with wood shingles. There is a large open front gable extension where the house angles. It shelters the entry where there are paired wood panel doors with side and over light. The house is mainly clad in rough uncut stone with some board and batten siding. Single pane windows are grouped in fours and there are single and paired single pane windows. The stone chimney is rear slope. There is a three-car garage and the doors are wood, panel segmented and overhead. Decorative items include the two stone columns that support the open gable, and the gable has exposed beam ends.

**122. 3865 S. Florence Avenue.** "L" Ranch. c. 1957. Contributing. The "L" is on the rear and the house has both hip and gable ends, with a lapped side gable extension. The house is clad with brick. There is a partial shed roof extension of the principal roof. A partial facade porch and entry are sheltered under the principal roof. The entry is hidden from the street by a lattice screen, and the porch area has narrow vertical siding. The wood windows are single pane, triple and grouped. The shed roof shelters a group of recessed six single pane windows. The brick chimney is rear slope. There are decorative stacked bond brick porch columns and similar columns are at the corners of the six pane windows and at one side of the house. The topography drops to the side and rear and the garage is under the house in a two story portion which cannot be seen from the front of the house.

**123. 3853 S. Florence Avenue.** "L" Ranch, Contemporary. c. 1958. Contributing. The "L" is on the rear. The house is clad in brick and has a gable roof, a dropped front gable and small partial shed roof extensions. There is a slope cross gable dormer and an open gable roof extension which shelters the entry. The paired wood entry doors are panel with wood panels above, and full wall side lights. The house has multiple single pane windows and narrow horizontal windows at the roof/wall junction. The cross gable dormer has three single panes. The windows have slip brick sills. The dropped gable roof extension has three windows at the apex. Decorative features include the brick columns for the open gable, low brick fence near the street, brick columns with lights near the circle drive, and metal gates at the drive and hand rails.

**124. 3843 S. Florence Avenue.** Linear Ranch, Colonial. c. 1959. Contributing. The house is brick and has a gable roof and a front gable roof extension. The roof also has a narrow but long shed roof which extends from the principal roof and rests on a low courtyard brick wall. This roof is next to an extended gable wall dormer which has board and batten siding. The front gable roof extension has a partial recessed area in the brick wall; the rest of the gable wall has an arched opening supported by a column which leads to the courtyard and entry area. The

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entry door is wood panel with a safety storm door, and is recessed under the principal roof. There are two multi-pane bays with three windows; one is on the front gable wall and sheltered by a standing seam metal roof. There are also single pane sliders, and multi-pane diamond casements. The brick chimney is rear slope and the windows have brick slip sills. The porch has wood posts. Decorative items include the brick entry with open-work metal gates and exposed roof beam ends.

**125. 3833 S. Florence Avenue.** "U" Ranch, Contemporary. c. 1957. Contributing. This house has a gable roof and open gable front extension. The house is clad in painted brick. The entry is sheltered under the open gable front extension and the entry door is wood panel, with a large side light and an over light over both. The windows are sliders or are narrow, horizontal sliders at the roof/wall junction. The wood garage door is a double-wide panel, overhead and segmented. The house is distinguished by the four brick columns that support the open gable. The gable roof also has exposed false roof beams.

**126. 3827 S. Florence Avenue.** "L" Ranch. c. 1958. Contributing. The house has a cross gable roof with the "L" on the front. The house is painted brick. The flush façade entry is sheltered under the principal roof eaves and the wood panel entry doors are paired with storm doors. The windows are paired double-hungs and twelve-over-twelve. There are also paired six-over-six double-hungs. The brick fireplace is rear slope; the brick window sills are slip. The two single garage doors are wood, segmented and overhead. Decorative features include grouped round vents in the gable end and the open-work concrete block wall by the drive.

**127. 3819 S. Florence Avenue.** Linear Ranch, Neo-French. c. 1957. Contributing. This hipped-roof house has three hipped-roof extensions on the façade. The house is painted stone. The entry is sheltered under the principal roof. The entry doors are glazed wood panels, there are storm doors, and there is second entry door near the garage that is a glazed wood panel. The windows are double-hung, six-over-six and nearly full wall, and one window is multi-pane with a molding trimmed panel beneath. The two end gable extension facades have a projecting arched box with six-over-six double-hungs that are near full wall. The arch extends into the eave and roof line. The stone chimney is ridge. The shutters are decorative.

**128. 3810 S. Florence Avenue.** "V" Ranch, c. 1956. Contributing. The roof has intersecting hip roofs and a hipped front extension in the center. The house is clad in crab orchard sandstone. The entry is recessed under the principal roof in the center section, and the entry doors are paired wood slabs with storm doors. The wood windows are single panes, and there is a group of three panes with side casements in the center section. Other windows are grouped as fixed panes and casements are four, three, and paired, or there are single windows. The stone chimney is rear slope. The double garage door is glazed wood panel, segmented and overhead. Decorative features include the stone porch column, the wide molding under some of the windows, the fan lights in the garage door, and the entry doors have circle trim with the door knobs in the center.

**129. 3818 S. Florence Avenue.** "T" Ranch. c. 1958. Contributing. The house is gable-roofed and the "T" is on the front façade. Recessed under the "T" gable on one side is a porch. The house is clad in crab orchard sandstone. The entry area is recessed and is hidden by foliage. The windows are single panes, grouped in threes. Other windows are hidden by foliage. The "L" gable wall has a stone fireplace and chimney. The garage has two

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doors that are metal, panel, glazed, segmented and overhead. The porch posts on the main façade and along the "T" eave wall are open-work metal.

**130. 3826 S. Florence Avenue.** Linear Ranch, Neo-Classical. c. 1956. Contributing. This house has three front gable roof extensions on the layered hipped-roof house. The eaves are slight. The house is clad in stone and there is a partial façade porch which is sheltered by the principal roof and the gable roof extension. The entry door is a wood panel and has a storm door. The windows are multi-pane singles within the porch area, and eight-over-eight double-hungs in the side gable extension walls. The front gable above the porch has vinyl siding; the side gables are all stone. The two single garage doors are metal, panel, segmented and overhead. The porch posts are clad in vinyl. Decorative items include shutters, and the trim around the double-hungs, which consists of wide molding with pilasters, columns and a frieze. There is also wide fascia trim in the gables, and there are wood panels with trim below the porch windows

**131. 3838 S. Florence Avenue.** Linear Ranch, Contemporary/Colonial. c. 1964. Non-contributing. Howard Stewart, Architect. This gable-roofed house has two front open gable extensions and a garage extension. The other extensions are on the rear. The eaves are very wide. The house is clad in brick. There is a partial façade porch which is sheltered under the principal roof. The entry door is a glazed wood panel. The windows are all multi-panes and grouped in fours. Two gable extension facades have projecting boxes which create a square bay for the four multi-pane windows. There is board and batten siding above the grouped windows. The side windows of the bay are single multi-pane. The boxes extend from the apex of the front gables to slightly below the middle of the wall. The main façade has a full porch and entry sheltered under the principal roof. The entry door is a glazed wood panel. There are two ridge stone chimneys, decorated with soldier bricks. The shutters by the entry door are decorative and there are porch columns with small capitals. The house is non-contributing because its age does not fall within the period of significance.

**132. 2941 E. 39<sup>th</sup> Street.** "T" Ranch. c. 1955. Contributing. The "T" is on the rear of the house. The house is hipped-roof and there is one hipped-roof front extension. The house is primarily brick with wainscot and board and batten siding in the main entry area. The entry door is a glazed wood panel with side lights and is sheltered by the hipped-roof extension. A second entry door by the garage is also a glazed wood panel, and from this door to the garage, the façade is recessed and the eave wide. The eave is supported by wood and brick posts in front of the garage. The windows are wood fixed picture with four-over-four side double-hungs. There are also paired six-over-six double-hungs, and multi-pane sliders. The two single garage doors are metal, panel, overhead and segmented. Above the garage door is vertical siding. There are soldier bricks at the roof/wall junction.

**133. 2931 E. 39<sup>th</sup> Street.** "T" Ranch. c. 1954. Contributing. The "T" is in the rear of the house. This gable roof house has layered side extensions and a front gable roof extension. The house is clad in crab orchard sandstone and the entry is recessed and sheltered under the principal roof. The entry door is a glazed wood panel with a side light. There is a picture window with side casements, and paired two-over-two double-hung windows. The two single garage doors are metal, panel, segmented and overhead. Decorative details include the low stone planter which curves toward the house, and wood porch posts with curved brackets.

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**134. 2921 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1955. Contributing. The hipped-roof house is clad in brick. The entry and porch area are recessed under the principal roof and the entry door is a wood panel with a side light. The windows are paired six-over-six double-hungs, and multi-pane fixed with multi-pane side casements. The double-wide garage door is wood panel, segmented and overhead. Decorative features include tapered square porch posts with small capitals and brick planters by the entry.

**135. 2911 E. 39<sup>th</sup> Street.** Linear Ranch. c. 1955. Contributing. This is a gable-roofed house with a gable roof extension on the front. The house is clad in crab orchard sandstone on the gable façade and sandstone wainscot combined with board and batten siding. The partial façade porch and entry are recessed and sheltered under the shed roof extension. The entry door has a safety storm door. The single pane windows are grouped in five, four and three. There is also a large picture window. A stone chimney is rear slope. The two single garage doors are glazed wood panel, overhead and segmented. Decorative items include the wide fascia at the gable and the porch posts which have two layers of wooden rails. The house also has board shutters with "Z" battens.

**136. 2901 E. 39<sup>th</sup> Street.** Linear Ranch. c. 1955. Contributing. The house has a gable roof and layered side extensions. The garage sits at a lower level and conforms to the topography. The garage roof has a wide eave. The house is clad in painted brick and widely space board and batten siding. The entry is recessed under the principal roof and the entry door is wood panel and has a storm door. There is a second slab door by the garage. Single pane windows are grouped in four and three and outside windows in the groups are casements. There is a pair of casements and three narrow single panes that are nearly full wall. The two single garage doors are glazed wood panels, segmented and overhead. The stone chimney is gable wall by the garage. The low brick wall planter which ends in a light column by the garage is decorative. There is a similar column opposite by the garage, and triple metal poles support the wide eave by the garage.

**137. 2873 E. 39<sup>th</sup> Street.** Massed, Colonial. c. 1963. Non-contributing. This house has a moderately steep pitched hipped-roof. There are two secondary hipped-roof front extensions and two hipped-roof dormers. The house sits on a sloping lot so that the house is two-story at the rear. The wall cladding is brick and the recessed porch area is under the principal roof. The porch area has wood panels, one of which has a round window, and there is a large window beside the pair of glazed wood panel doors. The dormers have wood six-over-six double-hungs and there are two pairs of eight-over-eight double-hungs, one set with a wood panel below. There is also a bow window with five multi-pane windows and the roof line extends slightly to shelter the window. The brick window sills are slip. The double-wide garage door is metal panel, segmented and overhead. The decorative features are shutters and wood panels beneath the double-hung windows. The house is non-contributing due to inappropriate alterations.

**138. 2863 S. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1962. Contributing. The house is a gable house with a front gable extension. The house is clad in brick and the recessed partial façade porch has board and batten siding. The principal roof shelters the porch and entry which has a glazed wood panel door and side lights. There is a second door in the porch area near the garage and it is also a glazed wood panel with a storm door. The double-hung windows are paired, either six-over-six or nine-over-six. There is a rear slope chimney. The two single garage doors are metal panel, segmented and overhead. The primary roof extends over the garages and it is

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supported by turned wood columns which are the same at the porch. Other decorative features are shutters, a round vent in the extended gable and eaves that wrap into the gable.

**139. 2853. S. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1959. Contributing. This is a gable roof house with two secondary front gable extensions. The house also has a cross slope gable dormer. The house is clad in brick and the partial façade porch and entry are sheltered under the principal roof. The entry door is a glazed wood panel and it has a storm door. Windows include a large multi-pane bay window with side six-over-six double-hungs. Other windows are single and paired eight-over-eight double-hungs, and single multi-pane windows. The house has two brick chimneys on the front slope and at the ridge. The gable and gable dormer have siding and round vents. Decorative features include the large porch posts with brackets, wide molding and brackets at some windows, and soldier bricks at the roof/wall junction.

**140. 2843 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1958. Contributing. The house is gable roof with a front gable roof extension. The house is clad in brick and the partial façade porch and entry are recessed under the main roof. The entry door is a wood panel with a storm door, and there are multi-pane side lights. The porch area has board and batten siding. Windows are single and paired eight-over-eight double-hungs. There is also a multi-pane bay window with side six-over-six double-hungs. There is a standing seam hipped metal roof over the bay window. The double-wide garage door is metal, panel, overhead and segmented. Decorative features include board and batten shutters, a low brick wall at the sidewalk which also creates planters. There is also vertical board trim above the bay window.

**141. 2835 E. 39<sup>th</sup> Street.** Linear Ranch. c. 1955. Contributing. This house has a moderately steep pitched gable roof with two secondary hipped-roof extensions over large bay windows. There is a small secondary shed roof over a porch and the entry door. The house is sided with white washed brick. The entry door is a glazed wood panel. Windows are single six-over-six and eight-over-eight double-hungs. The bay windows are multi-pane and the wall projects to meet their angle. The two single garage doors are vertical board with battens, overhead and segmented. The porch posts are brick columns. The board and batten shutters are decorative.

**142. 2827 E. 39<sup>th</sup> Street.** Complex Ranch. c. 1955. Contributing. This hipped-roof house is "U" shaped, with the front façade a "V". There is a hipped-roof front extension and the house is clad in crab orchard sandstone. The wood windows are paired or single two-over-two double-hungs. There is also a picture window with multi-pane side casements and a fixed pane above the casements. The stone chimney is rear slope. The entry door is a wood panel with multi-pane side lights, and the entry is sheltered under the angled roof wing roof. The two single garage doors are wood panel, segmented and overhead.

**143. 2817 E. 39<sup>th</sup> Street.** "T" Ranch, Colonial. c. 1955. Contributing. The house has a hipped-roof with the "T" on the front. The house is brick and there is a partial façade porch and entry under the principal roof. The entry door is wood panel with a storm door. Wood windows are picture with side multi-pane casements. There are also single and paired double-hungs that are two-over-two, and there is a pair of fixed multi-pane windows in the porch area. One double-hung has a wood panel below that is trimmed with molding. The brick sills are slip. The two single garage doors are wood panel, segmented and overhead. The porch posts are wood.

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**144. 2809 E. 39<sup>th</sup> Street.** "V" Ranch. c. 1954. Contributing. The house has gable roofs shingled in wood, and these gable roofs are connected in the center by a conical roof. The house is clad in Colorado pink sandstone. The entry has a small porch under the rounded roof portion. The entry is a glazed wood panel. There are near full wall narrow windows at the porch. The windows are single pane; and single panes grouped in five and fours with side windows casements. Windows are mostly at the roof/wall junction. The stone chimney is rear slope. The two single garage doors are glazed wood, panel segmented and overhead. Decorative features include a planter, recessed wall area with single pane window, wide fascia board, and exposed false roof beams at the rounded edge of the porch and entry area.

**145. 2934 E. 39<sup>th</sup> Street.** "L" Ranch. c. 1954. Contributing. The hipped-roof house is painted stone and has one hipped-roof front extension. The entry area is recessed under the front extension which also creates a porch. The entry door is a glazed wood panel with side lights, and a second entry door is by the garages. This door is a wood panel with a storm door. Siding around both entry doors is vertical. There are two stone chimneys; one is front slope and the other side slope. The windows are replacements. The single pane wood windows are grouped in three. There is also a pair of windows. A single car garage addition has been added to the existing garages. There are three garages, two side by side and one single. All are wood segmented and overhead doors. The porch has a large wood support post. The addition does not detract from the house's ranch characteristics. The replacement windows have not significantly compromised the ranch house's integrity.

**146. 2926 E. 39<sup>th</sup> Street.** "V" Ranch, Contemporary. c. 1955. Contributing. This gable roof house has a large open gable front roof extension. The house cladding is rough cut stone. The gable extension wall is distinguished by its division into two parts: the stone wall and the large picture window with multi-pane windows on each side. Above the windows the board and batten siding extends to the gable apex. The gable eaves are wide. The entry area and door is recessed under the side wing and is glazed wood slab, with the windows now covered. Other windows are a picture window with side one-over-one double-hungs, and single panes and sliders which are at the roof/wall junction. The stone chimney is on the gable roof slope. Decorative items include the triple metal porch posts, and narrow siding between slider windows.

**147. 2924 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1955. Contributing. This house has a gable roof and a secondary gable roof extension. The house is primarily brick. The partial façade porch and entry are sheltered under the principal roof. The porch area is clad with board and batten siding and the entry door is a glazed wood panel with side lights. The windows are replacements. There is a large multi-pane picture window and paired and single eight-over-eight double-hungs. The garage has two metal panel doors which are segmented and overhead. The garage gable has vertical siding near the apex. Decorative features are the shutters, and the porch has wood posts. The replacement windows have not significantly compromised the ranch house's integrity.

**148. 2922 E. 39<sup>th</sup> Street.** Complex Ranch, Prairie. c. 1955. Contributing. This hipped-roof ranch has a complex plan and layered hipped-roof extensions. The house has very wide eaves. There is a detached garage to the rear of the property. The house is painted stone and also has stone wainscot and vertical siding. The entry is sheltered under a roof extension and the entry door is a trimmed wood slab with a side light. The porch area around the entry is horizontal siding. There is a large wood multi-pane picture window. Other windows are narrow and horizontal at the roof/wall junction. They are single panes as single and triple windows. The double-

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wide and single garage doors have glazed metal panel doors that are segmented and overhead. The garage is clad with the same stone and horizontal siding as the house. Decorative details include the open-work metal porch posts and hand rail at the steps. The detached garage does not detract from the ranch characteristics of the house.

**149. 2920 E. 39<sup>th</sup> Street.** "V" Ranch. c. 1954. Contributing. This hipped-roof house is Colorado pink sandstone and the entry area has vertical siding. There are large metal multi-pane picture windows with multi-pane side casements and over these windows, a multi-pane over light. Other windows are combination of multi-pane windows with side casements or multi-pane casements. The slab entry door has a safety storm door, and the side lights have similar safety trim. There is a second entry door by the garage which is sheltered under the principal roof of the side wing. The stone chimney is front slope. The three garage doors are glazed wood panel, segmented and overhead. Decorative items include the door and side light metal trim which matches the open-work metal porch posts.

**150. 2910 E. 39<sup>th</sup> Street.** "T" Ranch. c. 1955. Contributing. The hipped-roof house has layered hipped-roof extensions and a secondary front hip roof extension. The house has the "T" in the rear. The house is clad in brick with some brick wainscot and vertical siding. The entry area and a small porch are recessed under roof extensions, and the entry door is glazed wood panel with a multi-pane sidelight. There is a picture window with side one-over-one double-hungs. There are also fixed windows with side casements, and a group of four single pane windows. There is a single window and a narrow fixed horizontal window with sliders near the roof/wall junction. A decorative low brick planter is near the entry.

**151. 3931 S. Evanston Street.** Linear Ranch. c. 1955. Contributing. The house is a gable-roofed house with a secondary gable front roof extension. There is a small shed roof extension from the principal roof over a window, and there is a gable wall dormer. The small porch and entry are under the principal roof. The paired entry doors are glazed wood panels and there is board and batten siding in the porch area. The house is painted stone and board and batten siding. Single pane windows are grouped in three and are almost full wall. There is also a pair of single pane windows in the wall dormer and a pair under the shed roof. There are three single pane windows in a bay. The bay window is sheltered by a standing seam hipped copper roof. The stone fireplace is at the gable by the garage.

**152. 3941 S. Evanston Street.** "L" Ranch. c. 1955. Contributing. This house has a hip roof and two hipped-roof front extensions. The house is clad in crab orchard sandstone, and portions are stone wainscot and siding. The entry is recessed under the principal roof and the entry door is a wood panel. The windows are a picture window with multi-pane side casements, and paired eight-over-eight double-hungs. The stone chimney is rear slope and the garage double-wide door is metal panel, overhead and segmented. Decorative details include stone planters, and an open metal work porch post.

**153. 3944 S. Evanston Street.** "Y" Ranch. c. 1955. This house has intersecting gable roofs. The wall cladding is painted brick and the main part of the house faces the street with part of the "Y" in the rear and part at an angle to the main house. The entry is recessed under the principal roof and side wing angle roof. The entry door cannot be seen from the street. The entry area has board and batten siding. The single windows are grouped in fours, and a pair of casements is separated in a group of windows by board and batten siding. There are also narrow,

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horizontal sliders at the roof/wall junction. The angled wing has a roof eave that extends to create a partial facade porch and walk way which approaches the entry. This porch roof is supported by square wood posts trimmed with molding. The porch entry on the gable wall is distinguished by a small gable roof inset resting on brick piers and wood columns. One column extends as part of a low brick wall. A low painted brick wall with small columns is at the edge of the drive. The "Y" wing has a glass block window, a pair of single pane windows, and the brick chimney is ridge. The "Y" walls are brick and brick wainscot and vertical siding. The double-wide garage door is board and batten, segmented and overhead, and there is vertical siding above the door. The entry to the wing porch area has a metal gate.

**154. 3930 S. Evanston Street.** Linear Ranch, Colonial. c. 1954. Contributing. This house has a gable roof. The house is brick and the small recessed porch and entry are under the principal roof. There are paired wood panel screens over the slab entry doors. Windows are multi-pane picture with multi-pane side casements and multi-pane over light over the window combination. There are combinations with a fixed multi-pane center window with multi-pane casements, and single multi-pane windows. The garage has a small gable-roofed cupola at the garage ridge with board and batten siding. The shutters are decorative and there are small brick posts for lights by the drive.

**155. 3918 S. Evanston Street.** Complex Ranch. c. 1955. Contributing. The house is part massed plan with a "T" on the rear. This is a gable roof house with a gable roof front extension. The house is brick with vertical siding in the porch area, and siding in the gable. The recessed porch has a wood panel entry door with a storm door. The windows are replacements. The windows are six-over-six double-hung, and there is a multi-pane window in a bay with side four-over-four double-hungs. The bay rests on a brick wall that matches the bay projection. The brick chimney is ridge. The double-wide garage door is wood, panel, segmented and overhead. The brick window sills are slip. Decorative items include shutters, an extended half brick wall by the garage, and brick planters. The replacement windows have not significantly compromised the ranch house's integrity.

**156. 3908 S. Evanston Street.** Complex Ranch, Colonial. c. 1956. Non-contributing. This house has a complex "V" plan with a "T" on the rear, and the roof is gable. The house is brick. The recessed porch and entry are under the principal roof and the pair of entry doors is glazed wood panel. The windows are multi-pane singles grouped in fours and five. A group of five and a group of four make bow windows. There are also eight-over-twelve double-hungs and a round multi-pane window. The brick chimney is slope. The house slopes to one side and rear. To the sloping side, the house is two story. There is a two-story addition to the rear of the house. The addition is also brick, the multi-pane windows are arched with eight-over-eight double-hungs. The addition has an entry door which is metal panel. There is also a recessed porch area. Decorative features include the columns with small capitals at the porch, shutters, brick planter, and metal hand rail by the steps. The house sits at an angle on the corner lot; part of the house is visible as a two story, and the addition can be seen from the street and detracts from the ranch character of the house in mass and scale. The house is non-contributing due to inappropriate alterations.

**157. 2860 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1957. Contributing. This gable-roofed house has a front gable roof extension. The house sits on a slope and conforms to the topography such that the garage is under the side of the main house. The house is clad in crab orchard sandstone. The entry is recessed under the principal

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roof and the entry door is a wood panel and has a large single pane window next to it. The windows are replacements. The windows are two large single panes or are single panes at the junction of the wall/roof. Two windows are separated by board and batten siding the width of the windows. There is a bay window with four panes in the front gable extension with a standing seam hipped-roof. Other single panes have replaced double-hungs and are covered with a dark tint. Decorative touches include the stepped stone planters, shutters and the wide metal screen by the porch post which matches the pattern on the entry door. The replacement windows have not significantly compromised the ranch house's integrity.

**158. 2840 E. 39<sup>th</sup> Street.** "V" Ranch. c. 1955. Contributing. The house has intersecting and layered hipped-roof and hipped-roof extensions. The house is clad in crab orchard sandstone. The entry and porch are sheltered under the center portion of the "V". The entry doors are paired and glazed wood panels with a large multi-pane side light. There are large wood picture windows with one-over-one double-hungs on either side. Other windows are sliders and paired one-over-one double-hungs. There are paired windows at the corners. The stone chimney is rear slope. Decorative features are the low stone planter wall and the chimney has recessed areas.

**159. 3919 S. Delaware Place.** Linear Ranch, Colonial. c. 1954. Contributing. This is a gable-roofed house, and the primary roof extends over the center portion to create a partial façade porch. The house is clad in crab orchard sandstone and the entry is recessed off the porch and has a wood panel door with storm door. There is also a side light. The windows have been replaced. They are one-over-one double-hungs in singles and pairs. There is a picture window with similar double-hungs on either side. The two single garage doors are glazed wood panel, segmented and overhead. There is vertical siding above these doors. The porch is decorative with a scalloped frieze, and the porch posts are wood. The replacement windows have not significantly compromised the ranch house's integrity.

**160. 3933 S. Delaware Place.** "T" Ranch, Colonial. c. 1955. Contributing. The house is a gable roof house with the "T" on the rear. The house is clad in brick and the partial façade porch and entry are recessed under the principal roof. The entry door is a glazed wood panel. All windows are multi-pane, and there are combinations of fixed windows, with side casements, and there paired casements. The brick chimney is rear slope and the windows sills are brick slip. Decorative features include bracketed porch posts, shutters, gabled cupola at the garage ridge and soldier bricks at the roof/wall junction. The replacement windows have not significantly compromised the ranch house's integrity.

**161. 3943 S. Delaware Place.** Linear Ranch. c. 1954. Contributing. This house has a gable roof, cross gable dormer, and gable front roof extension. The house is Colorado pink sandstone. The entry is slightly recessed under the principal roof and the door is a glazed wood panel with a storm door and side light. The windows are replacements. Two pairs of sliders are metal replacements and there are paired wood casements. There is a large window combination of paired windows grouped in two or a group of four. The window sills are slip brick. The double-wide garage door is a glazed wood panel, segmented and overhead. Decorative features include stacked bond red sandstone under the grouped windows and paired sliders. The replacement windows have not significantly compromised the ranch house's integrity.

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**162. 3945 S. Delaware Place.** Linear Ranch, Colonial. c. 1955. Contributing. The house is hipped-roof and is clad in brick and there is a hipped-roof front extension. The entry is under this extension and there is a wood slab door with a storm door and a side light. There is also a recess under a layered hipped-roof extension which has a column at the roof edge. This recess has a multi-pane picture window. Both multi-pane picture windows are replacements. Other windows are multi-pane wood, fixed or paired casements. The two single garage doors are wood, glazed and panel, overhead and segmented. Decorative features include porch columns with small capitals, soldier bricks at the wall/roof junction, sailor bricks above the garage doors, and shutters. The replacement windows have not significantly compromised the ranch house's integrity.

**163. 3965 S. Delaware Place.** Linear Ranch. c. 1955. Contributing. The gable roof house has a front gable roof extension and the house is clad in painted stone. The entry area is under the roof extension. The entry door is a glazed wood panel and there are side lights. Wood windows are all double-hung, one-over-one and single, paired or triple. The stone fireplace is ridge. Decorative details are the stone planter by the entry and the four porch posts rest on the planter.

**164. 3964 S. Delaware Place.** Linear Ranch, Contemporary. c. 1955. Contributing. The house has a gable roof and a secondary asymmetric gable roof garage extension. The house is Colorado pink sandstone. There is vertical siding in the garage gable, and a small portion of stone wainscot and vertical siding near the garage. All windows are near the roof/wall junction and windows are sliders or in paired sliders. The entry door is a glazed wood panel with side lights. A second slab entry door is at the garage under the extended eave. The garage double-wide door is panel and metal, segmented and overhead. There are three stone column planters in front of the entry door.

**165. 3952 S. Delaware Place.** Linear Ranch. c. 1955. Contributing. This house has a layered hipped-roof and secondary hipped-roof front extension. The house is clad in stone wainscot and board and batten siding. The partial façade porch and entry are recessed and sheltered under the principal roof. The entry door is a wood panel with a storm door. The wood windows are all combination of picture or large fixed window and side one-over-one double-hungs. The double-wide garage door is panel, metal, segmented and overhead. Decorative items include the open metal work porch posts and wide battens.

**166. 3944 S. Delaware Place.** Linear Ranch, Colonial. c. 1955. Contributing. This brick house has a gable roof with two cross gable dormers and a secondary front extended gable. The partial façade porch is recessed and sheltered under the principal roof. The entry doors are paired glazed wood panels. The windows are replacements. There is a combination multi-pane fixed picture window with eight-over-twelve double-hungs on either side. Other double-hungs are similar with the cross gable dormers above two. The brick chimney is rear slope, and the two single garage doors are glazed wood panel, segmented and overhead. The gable above the garage is sided. Decorative items include shutters, fan lights in the garage doors, porch columns with small capitals, and a metal hand rail by the steps. The replacement windows have not significantly compromised the ranch house's integrity.

**167. 3934 S. Delaware Place.** Linear Ranch. c. 1954. Contributing. This hip roof house has two hipped-roof front extensions and the house is clad in crab orchard sandstone. The entry is slightly recessed under the principal

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roof and the entry door is a wood panel with side lights. The windows are all multi-pane and combinations of fixed multi-panes with side casements. The largest has side casements and multi-pane over light above the window combination. The two single garage doors are wood, vertical boards with battens, segmented and overhead. There is a decorative low stone planter in front of the house.

**168. 3924 S. Delaware Place.** "V" Ranch. c. 1955. Contributing. The house has intersecting hipped-roofs, and is clad in stone. The entry door is a wood slab trimmed with molding, and there are multi-pane side lights. The windows are wood and the fixed single pane picture windows have side single pane casements. There are also single one-over-one double-hungs. The stone fireplace is ridge and the two single garage doors are segmented, wood panel and overhead.

**169. 3914 S. Delaware Place.** Linear Ranch. c. 1956. Contributing. The house has two hipped-roof front extensions and the wall cladding is crab orchard sandstone. The entry is slightly recessed under the principal roof and the entry door is wood panel and it has a safety storm door, and there are multi-pane side lights. There is a large wood picture window with one-over-one double-hungs on either side. Other windows are single one-over-one double-hungs. The two single garage doors are wood panel, segmented and overhead. There is siding above the garage. A low stone decorative planter is by the entry

**170. 3906 S. Delaware Place.** "V" Ranch. c. 1955. Contributing. This house has intersecting hipped-roofs. The house cladding is crab orchard sandstone and the porch area and entry are recessed under the center portion roof. The entry door is wood panel with a storm door and it has side wood panels. The porch area has a pair of narrow sliders. Other windows are single pane in combinations of fixed window with side casements. There are also sliders and a bay window with multi-pane picture window and side multi-pane casements. The casements have a fixed window above. The garage is on a wing of the "V", and the double-wide garage door is wood panel, segmented and overhead. Decorative features include a recessed area in the façade and the open metal work bracketed porch posts.

**171. 2820 E. 39<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1955. Contributing. The house has a hip roof and is clad in brick, and the partial façade porch and entry are sheltered under the principal roof. The entry door is a glazed wood panel. The windows are replacements. There is a multi-pane bow window, and single panes grouped in threes. There is also a small slider and the brick sills are slip. The two single garage doors are vertical board with false hinges and they are segmented and overhead. The bracketed porch posts are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**172. 2810 E. 39<sup>th</sup> Street.** "V" Ranch. c. 1955. Contributing. This house has layered and intersecting hipped-roofs and the house walls are clad in crab orchard sandstone. A small porch and entry door are recessed under a roof junction and the entry door is a wood panel with a large side light. Wood windows are multi-pane picture, and smaller picture windows with casements. There are also single windows and sliders. The stone chimney is ridge on a side wing. The double-wide garage door and single garage door are metal panel, segmented and overhead. A slotted break in the façade matches a slotted break on the opposite side of the central façade wall.

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**173. 3917 S. Delaware Avenue.** Linear Ranch. c. 1954. Contributing. This house has an extended hipped-roof on the front. The wall cladding is brick, however the garage is brick wainscot and board and batten siding. The slightly recessed entry door is a glazed wood panel and has a side light and storm door. The picture windows have two-over-two double-hungs on either side. There is also a single and pair of two-over-two double-hungs. The two single garage doors are metal panel, segmented and overhead. The house has decorative metal awnings.

**174. 3929 S. Delaware Avenue.** Linear Ranch. c. 1954. Contributing. This gable roof house has a cross dormer on one side. The house is clad in painted brick, and the garage, partial façade porch and entry are recessed under the principal roof. The entry door is a glazed wood panel. The house windows are replacements. The picture window has single pane side windows, and there are similar window configurations but the center window is smaller. The double-wide garage door is glazed wood panel, segmented and overhead. The porch large square columns are decorative and have small bases and capitals. The replacement windows have not significantly compromised the ranch house's integrity.

**175. 3935 S. Delaware Avenue.** Linear Ranch. c. 1954. Contributing. This hipped-roof house has a front hipped-roof extension. The partial porch and entry area are recessed under the principal roof. The house is clad in Colorado pink sandstone. The entry door is a glazed wood panel and the replacement windows are single panes, in singles or grouped in twos and threes. The stone fireplace is ridge. The double-wide garage door is metal panel, segmented and overhead. The square porch posts are wood. The replacement windows have not significantly compromised the ranch house's integrity.

**176. 3943 S. Delaware Avenue.** Complex Ranch. c. 1953. Contributing. The gable house is complex with a "T" on the rear of the house, and a recessed and partially detached garage. This house is clad in crab orchard sandstone and vinyl siding. The roof is gable and there is a secondary gable extension on the house front, and a gable roof over the porch area which has vertical vinyl siding. The entry area is slightly recessed and the entry door is a glazed slab with a storm door. Vertical vinyl siding is to each side of the entry door. There is a large multi-pane wood window and a pair of two-over-two double-hungs. Other windows are sliders, narrow and horizontal near the roof/wall junction. There is a rear slope stone chimney. The two single garage doors are metal, panel, segmented and overhead. The front porch gable is sided with angled vinyl siding. Decorative features include the gable roof cupola on the garage, bracketed supports at the porch gable and decorative metal work porch and hand rails.

**177. 3951 S. Delaware Avenue.** Complex Ranch, Colonial. c. 1954. Contributing. The gable roof brick house has a complex plan because there are two flat roof additions to the rear of the house and a "T". The house has a secondary gable front extension for the garage. The nearly full façade porch and entry are recessed under the principal roof. The entry door has a further small recess and the entry door is wood panel with a safety storm door. There is also a side light and the entry door area has board and batten siding. The windows are replacements with paired six-over-six double-hungs, and there is a bay window composed of fixed multi-pane and six-over-six double-hungs. The brick chimney is rear slope and the two single garage doors are glazed wood panels, segmented and overhead. Decorative features include the porch columns with small capitals, wide fascia board, and the round window in the gable which is multi-pane. The replacement windows have not significantly

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compromised the ranch house's integrity, and only a small part of one flat-roofed addition can be seen from the street, and it does not detract.

**178. 3959 S. Delaware Avenue.** "L" Ranch, Colonial. c. 1954. Contributing. This is a gable roof house with the "L" on the front. The roof is distinguished by overhangs at the gable apex. The asymmetric front gable roof also has an extended wall dormer, and its gable is also extended at the apex. The house is clad in brick and board and batten siding. The porch and entry area are recessed under the principal roof and the entry door is a wood panel. There is a bay window with a fixed multi-pane and side four-over-four double-hungs. Other windows are single and paired four-over-four and six-over-six double-hungs. The board and batten wall dormer is boxed past the façade, and has a six-over-six single double-hung. The gable end also has board and batten siding above the brick. The brick chimney is ridge and front slope. The double-wide garage door is metal, glazed segmented and overhead, with board and batten siding over the door. The bracketed porch posts are decorative.

**179. 3971 S. Delaware Avenue.** "V" Ranch. c. 1954. Contributing. This house has a minor "V" shape, is clad in crab orchard sandstone, and has a gable roof. There are side gable roof extensions. The paired façade entry doors are slab and have safety storm doors. There is a secondary entry door near the garage. The windows are single pane, and grouped or single. There is a pair of sliders, a group of four windows, and one large pane with two side windows. The windows are replacements. The stone chimney is rear slope, and the double-wide garage door is metal, panel, segmented and overhead. There is a low decorative stone planter near the garage. The replacement windows have not significantly compromised the ranch house's integrity.

**180. 3803 S. Delaware Avenue.** "L" Ranch. c. 1953. Contributing. The house "L" is to the rear. The house has intersecting hipped-roofs, and there is a secondary hipped front roof extension which creates shelter for the entry and porch. The house is clad in painted brick. The entry door is a glazed slab with a storm door. The entry area has vertical siding. The windows are replacements, and there are paired one-over-one double-hungs, and single panes that are grouped in twos and threes, and there are also sliders. The house is distinguished by the treatment of two corner wall intersections where they the corners are partially clipped at an angle. There are planters below these angled walls. The brick chimney is on a side slope. There is a secondary entry door on the "L". The two single garage doors are metal panel, segmented and overhead, and there is vertical siding above. Decorative items include the short metal fencing at the planters, shutters, metal hand rails at the steps, and open-work metal porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**181. 2818 E. 38<sup>th</sup> Street.** Empty lot. Non-contributing. Original 1955 house removed.

**182. 2828 E. 38<sup>th</sup> Street.** Linear Ranch. c. 1954. Contributing. The house has a secondary hipped-roof front extension. The house is painted brick and the eaves are very wide. The entry area is recessed under the principal roof and the entry door is a slab with a storm door and a side light. There are two picture windows with side single pane casements. Other windows include casements, and paired casements grouped in twos. The facade has a recessed area near the corner of the house and the side façade eave is very wide and supported by a post. The brick window sills are slip and the brick chimney is rear slope. The house site slopes to the side and back so that the house two-story garage is under the main portion of the house at the rear. The two story portion cannot be

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seen from the front of the house. Decorative items include the shutters and decorative open-work metal porch rails, and the open-work metal post at the eave overhang.

**183. 2836 E. 38<sup>th</sup> Street.** c. 1955. Complex Ranch. Contributing. The house has a hip roof with a secondary side extension and two secondary front hipped-roof extensions. The house is clad in painted stone. The recessed entry area is sheltered by the principal roof and the entry door is wood panel with a storm door. The windows are replacements and are double-hungs, eight-over-twelve, or six-over-six in a bow window. The stone chimney is ridge. The two single wood panel garage doors are segmented and overhead. Decorative features are the low stone wall with columns in front of the house, shutters and wide trim around the entry door. The replacement windows have not significantly compromised the ranch house's integrity.

**184. 2846 E. 38<sup>th</sup> Street.** Complex Ranch, Contemporary. Contributing. This house has angled intersecting gable roofs which create a "Z" plan. The entry is at a roof intersection with a porch recess. The entry has a pair of slab entry doors with decorative molding. There is a large translucent window beside the door, and the entry area is clad with vertical siding. The house cladding is painted stone. The front gable has windows in the apex. Other windows are single panes, or grouped in two or three combinations. The three window combination has an awning window beneath. There is one large multi-pane window and there are a group of three one-over-one double-hungs. The stone chimney is rear slope. The front gable has exposed false beams.

**185. 3014 E. 38<sup>th</sup> Place.** Linear Ranch, Colonial. c. 1959. Contributing. The hipped-roof has a secondary front hipped-roof. The house walls are clad in crab orchard sandstone. The entry and porch are recessed to the side of the façade. The entry door is a wood panel with a side light and storm door. There is a second entry door near the garage and it is glazed wood panel. The wood windows are a large multi-pane bow window, a combination of three large single panes with three hopper windows below, and a single multi-pane window in the porch area. The garage double-wide door is wood, panel, segmented and overhead. The stone chimney is rear slope. The bracketed porch posts are decorative and the porch has a low stone wall around two sides.

**186. 3022 E. 38<sup>th</sup> Place.** Neo-Colonial. c. 1963. Non-contributing. This hipped-roof house has a layered hipped and steep pitched roof with a secondary hip front extension. The house cladding is brick. The entry area is sheltered by the roof extension. There is a pair of wood glazed entry doors. The windows are double-hung, in pairs and six-over-nine. One pair has a decorative panel trimmed with molding below. There is a single multi-pane window with diamond pattern, and there is a bay with three multi-pane windows. There is also a fixed multi-pane window and side multi-pane casements. The brick chimney is rear slope and there are soldier bricks at the roof/wall junction. The double-wide garage door is wood panel, segmented and overhead. The porch post is brick and there are shutters. The house is non-contributing because its age does not fall within the period of significance.

**187. 3032 E. 38<sup>th</sup> Place.** Neo-French. c. 1960. Non-contributing. The hipped-roof house has an "L" extension on the rear and it is clad in brick. This house has a steep roof with two front secondary hipped-roof extensions. There are three arched-topped dormers in this one and one-half story house. The wood panel entry door is recessed under the principal roof and has a combination with side and over lights. The windows are single panes, in paired casements or a combination fixed window with side casements, with a wood panel below. There is also

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a small hexagonal window. The windows in the two front hipped extensions have arches over the windows which project through the eave. Decorative items include the panel shutters, the low curves brick wall which creates a courtyard, and the brick planter in the courtyard. The house is non-contributing because it is not a ranch house.

**188. 3040 E. 38<sup>th</sup> Place.** Linear Ranch. c. 1960. Contributing. This steeply pitched hipped-roof house has a layered hipped-roof front extension. The house is clad in brick. The partial façade porch and entry are recessed under the principal roof. The entry door is a glazed wood panel with a side light. There are two bay windows with fixed panes, narrow side windows and they have panels beneath. There is a pair of multi-pane casements with a panel beneath and wide trim on the sides. There is also a single multi-pane casement. The two single garage doors are glazed wood panel, segmented and overhead.

**189. 3048 E. 38<sup>th</sup> Place.** Split Level. c. 1963. Non-contributing. This is a linear split-level house and it has a gable roof with a secondary front gable. One portion of the house is two-story, and the house is clad in brick wainscot and vertical siding. The roof is distinguished by an angled portion of the principal roof which intersects with the front gable and provides a porch for the entry. The entry door is a wood panel with storm door and side and over lights. Windows are single pane and are in combinations of fixed with side casements, and there are paired casements. The brick chimney is rear slope. The front gable has three garage doors that are wood, panel, segmented and overhead. The panel door pattern repeats above the doors and creates the impression of a solid wall. There are false exposed beams. The house is non-contributing because its age does not fall within the period of significance.

**190. 3056 E. 38<sup>th</sup> Place.** Neo-Colonial. c. 1960, c. 1994. Non-contributing. This one and one-half story house has a steep gable roof with two gable dormers. The house is brick and the partial façade porch and entry are recessed under the principal roof. The dormers have vinyl siding. The entry door is a wood panel with side lights and a storm door. The double-hung windows include two single six-over-six, and two single eight-over-eight, one of which is in a boxed outset frame with a gable roof. The gable roof projects slightly through the façade eave into the roof slope. There is a fixed multi-pane bay window with two side paired four-over-six double-hungs. The brick chimney is front slope and the brick window sills are slip. Decorative items include the porch columns with capitals and shutters. The house is non-contributing because it is not a ranch style house.

**191. 3062 E. 38<sup>th</sup> Place.** Neo-French. c. 1960, c. 1996. Non-contributing. This is a one and one-half story painted brick house with a moderately steep roof with three hipped-roof dormers. The house is clad in painted brick and the dormers have vinyl siding. There are two secondary front hipped-roof extensions. The entry is recessed under the principal roof and the entry door is a glazed wood panel with side lights. The windows are single panes in the dormers, and there are six-over-six double-hungs with wood panels below, and two multi-pane bow windows with standing seam metal hipped-roofs that project through the eave into the roof slope. There are soldier bricks at the wall/roof junction and the chimney is brick and rear slope. The two single garage doors are glazed wood panel, segmented and overhead. The windows in the garage doors are arched. The house is non-contributing due to inappropriate alterations.

**192. 3072 E. 38<sup>th</sup> Place.** Neo-French. c. 1960, c. 1996. Non-contributing. This hipped-roof one and one-half story house has a layered and steeply pitched roof with three inset hipped-roof dormers. There are also hipped-

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roof wall dormers. The house is clad in painted stone. A secondary hipped-roof front extension has an extended façade wall on one side with an arched entry. The entry door is recessed and under the extended façade of the roof extension. The door is a glazed wood panel and has a safety storm. The upper level dormers have eight-over-eight double-hung windows; the lower dormers have six-over-six. Other windows include a single diamond pane, eight-over-twelve double-hungs, and a multi-pane window. The lower dormers are boxed and have siding. The stone chimney is front slope. The shutters are decorative and there is a low concrete block and stucco wall which has a metal gate. The house is non-contributing due to inappropriate alterations.

**193. 3055 E. 38<sup>th</sup> Place.** Neo-Colonial. c. 1959, c. 2004. Non-contributing. This is a steeply pitched hipped-roof one and one-half story house with a hipped-roof dormer. There is a secondary front hipped-roof extension, and there is a partial standing seam hip metal roof which is over a porch and the entry area. The house is clad in brick and the dormer has vinyl siding. The entry is recessed under the metal roof, and the entry door is a glazed wood panel with side lights. Windows are paired and single six-over-six double-hungs with wood panels beneath them trimmed with molding. The dormer has an eight-over-eight double-hung. There is also a large bowed multi-pane window. The two single garage doors are glazed wood panel, segmented and overhead. The brick fireplace is rear slope and there are soldier bricks at the roof/wall junction. Decorative details include the arched garage windows, shutters, a wide frieze, and shaped trim over the garage doors and double-hung windows. The porch post is wood and there is a low brick planter. The house is non-contributing due to inappropriate alterations.

**194. 3047 E. 38<sup>th</sup> Place.** "L" Ranch. c. 1959. Contributing. This gable roof house has "L"s on the front and back. The "L" has a front gable roof extension and there is a secondary shed roof over the garage, though the principal roof continues to slope on either side of the shed. There is a smaller secondary shed roof which projects over a bay window. The front gable wall has a boxed outset with a pair of six-over-six double-hung windows which have a small shed roof above. The house is clad in crab orchard sandstone, and there is wainscot and siding in the gable boxed window. The partial façade porch and entry are recessed under the principal roof. The entry doors are paired wood glazed and panel, and they have wood glazed storm doors. On either side of the entry doors are diamond pane windows with wood panels below. The bay window has a multi-pane fixed center with side six-over-six double-hungs. The stone chimney is rear slope. The double-wide garage door is wood, segmented and overhead. Decorative items include diamond trim on the garage doors, diamond trim on the panels at the entry and layers of stone that project every six courses.

**195. 3039 E. 38<sup>th</sup> Place.** "V" Ranch. c. 1960. Contributing. This house is hipped-roof and has intersecting hipped-roofs, and has a front hipped-roof extension. The eaves are very wide and the house is crab orchard sandstone. The entry is recessed and sheltered under the principal roof, and the entry doors are paired wood panels with a large diamond pane side light. The windows are multi-pane. The pair of windows by the entry door project with one at an angle toward the door. The angled wing has a large multi-pane window and there is a stone fireplace and chimney at the end wall. The double-wide garage door is wood panel, segmented and overhead. Decorative items include a low stone wall planter, and a stone wall with open-work metal inserts which creates a courtyard.

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**196. 3031 E. 38<sup>th</sup> Place.** Eclectic. c. 1960. Non-contributing. The house has a steeply pitched gable roof, and it is one and one-half story in the center section, and one-story on recessed side extensions. The eaves are very deep. There are two wall gable dormers in a side extension. The house cladding is brick. The gables apexes are distinguished by a large "V" overhang which creates a notched effect. The entry door and a small porch are recessed under the principal roof. The entry door is a wood panel with a safety storm door. The windows include a diamond pane one-over-one double-hung, a very large multi-pane bay window with side six-over-six double-hungs, a smaller multi-pane picture window with side four-over-four double-hungs, and there are six-over-six double-hungs in the wall dormers which have siding. The brick chimney is rear slope. Decorative features include false beam ends at the eaves by the dormers, soldier bricks at the wall/roof junction in a side extension, a wood porch post and eave brackets. The house is non-contributing because it is not a ranch style house.

**197. 3021 E. 38<sup>th</sup> Place.** Massed Ranch. c. 1960. Contributing. The house has a layered hipped-roof with two secondary front hipped-roof extensions. The house is clad in crab orchard sandstone. The entry is sheltered under a roof extension and the paired entry doors are wood panels. The windows are combinations of two side-by-side picture windows with side one-over-one double-hungs. A horizontal window at the house corner is single pane and has a side one-over-one double-hung. A window has been replaced with five narrow but grouped single pane windows. The two single garage doors are wood glazed panel, segmented and overhead. Above the doors is vertical siding. Decorative features include a low stone wall planter, decorative trim on the garage doors, and open-work bracketed metal porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**198. 3009 E. 38<sup>th</sup> Place.** "V" Ranch, Colonial. c. 1960. Contributing. The house has layered hipped-roofs, with a secondary hipped-roof front extension. The house is clad in brick. There is a secondary shed roof over the entry. The façade wall projects moderately at the arched entry, and the entry door is recessed and is a glazed wood panel. There is a second wood panel entry door with a storm by the garage. Windows include one eight-over-eight double-hung, one six-over six double-hung, a large multi-pane window, and single double-hungs that are twelve-over-eight. The house has two small hexagonal multi-pane windows. The brick window sills are slip, the brick chimney is rear slope, and there are soldier bricks at the roof/wall junction. The double-wide garage is metal panel, segmented and overhead. Decorative features are vertical board shutters, cupola at the garage ridge, raised bricks at the house corners which create the affect that quoins are present, arch over the multi-pane window and sailor brick around the hexagonal windows.

**199. 2908 E. 38<sup>th</sup> Street.** Neo-Colonial. c. 1959. Non-contributing. The hipped-roof house has the "L" in the rear and the steep roof has secondary hipped-roof extensions. There are two hipped-roof dormers, the house is clad in white washed brick and the eaves are close. The entry and small porch are recessed under the principal roof. The entry door is a glazed wood panel with side lights. The entry area has board and batten siding. The dormers are sided with wood shingles, and the windows are six-over-six double-hungs. There is a large bow multi-pane picture window whose conical roof line projects slightly into the eave and roof slope. There are paired six-over-six double-hungs and beneath there are wood panels trimmed with molding. There are soldier bricks at the wall/roof junction. The double-wide garage door is glazed wood panel, segmented and overhead and there is vertical siding above the doors. The metal porch and hand rails are decorative. The house is non-contributing because it is not a ranch style house.

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**200. 2912 E. 38<sup>th</sup> Street.** Linear Ranch, Colonial. c. 1958. Contributing. This house has a gable roof shingled in wood. There are two secondary front gable roof extensions, and there is a very large gable wall dormer in a partial extension of the primary roof. The house is clad in brick. The partial façade porch and entry are sheltered under the principal roof and the porch has board and batten siding and wainscot. The paired entry doors are glazed wood panel with storm doors. Two windows in the porch area are multi-pane bay windows with fixed center panes and side double-hungs that are six-over-nine. There is also a six-over-six double-hung. The large wall dormer is boxed and extends past the façade wall. The windows in the dormer are paired six-over-six double-hungs. The dormer walls are board and batten siding and the dormer gable is wood shingle. The double-wide garage door is glazed, wood panel, overhead and segmented. The garage gable is wood shingled. Decorative features include the half-round garage windows, the false roof beams in the dormer and garage gable, metal hand rails, board shutters with battens, exposed rafter tails, extended façade side wall, and the porch columns.

**201. 3226 E. 34<sup>th</sup> Street.** Linear Ranch. c. 1950. Contributing. This hipped house has layered roofs and a front secondary hipped-roof extension. The principal roof extends to create a wide eave which shelters the flush façade entry door and create a small covered porch. The house is clad in painted brick. The entry door is a glazed wood slab with a storm door. The windows are two-over-two double-hungs, a glass block window, and a picture window with side two-over-two double-hungs. The chimney is ridge and front slope. The porch posts are wood.

**202. 3414 S. Gary Place.** "L" Ranch. c. 1953. Contributing. This house has layered hipped-roofs with secondary front hip extensions. The house is clad in crab orchard sandstone wainscot and siding. One hip roof extension shelters the porch the flush façade entry door which is glazed metal. House windows are paired double-hungs, two-over two. There is also a multi-pane octagon window. A fireplace and chimney are front eave. The double-wide garage door is wood panel, segmented and overhead. Decorative items are the bracketed porch posts, and a stone planter.

**203. 3424 S. Gary Place.** Linear Ranch. c. 1951. Contributing. The hipped-roof home has two front hipped-roof extensions. The house is clad in vertical siding and crab orchard sandstone. The partial façade porch and the entry door are recessed and sheltered by the principal roof. The entry door is slab and faces the side rather than the street and the entry area has vertical siding. There is a picture window with side two-over two double-hungs. Other windows are similar double-hungs, paired and single. The stone chimney is rear slope. The two single garage doors are glazed metal panel, segmented and overhead. Decorative items are the shutters and the open-work metal porch posts.

**204. 3432 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This house has a gable roof and is clad in thin brick. The entry is recessed under the principal roof and the entry area has vertical siding. The entry door which has a wood screen faces the side rather than the street. There is a picture window with side two-over two double-hungs. Other windows are two-over two double-hungs, paired and single. The brick chimney is front slope and the windows are brick slip. The double-wide garage door is metal panel, segmented and overhead. Siding is above the doors. Decorative features include the board and batten shutters and open-work metal porch posts.

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**205. 3440 S. Gary Place.** Linear Ranch. c. 1952. Contributing. The house has a hipped-roof and a secondary front hipped-roof extension. The house is clad with siding and crab orchard sandstone wainscot. The partial façade porch and entry are recessed under the principal roof. The porch area is board and batten siding. The entry door is wood panel with a storm door. The windows include a picture window with multi-pane casements on either side, and there are single two-over-two double-hung windows. The stone chimney is rear slope and the double-wide garage door is metal panel, segmented and overhead. Decorative features include shutters, bracketed open-work metal porch posts and a wood window box.

**206. 3448 S. Gary Place.** "L" Ranch. c. 1952. Contributing. The hipped-roof house has a secondary front hipped-roof extension. The house is clad in siding and crab orchard sandstone wainscot. The partial façade porch and entry door are slightly recessed under the principal roof, and the entry is a glazed wood slab with a storm door. There is a picture window with side four-over-four double-hungs, and there are also paired six-over-six double-hungs. The stone chimney is front slope and the two single garage doors are glazed metal pane, segmented and overhead. Shutters are decorative.

**207. 3456 S. Gary Place.** Linear Ranch. c. 1951. Contributing. This hipped-roof house is clad in crab orchard sandstone and vertical siding. The roof is gable and there is a secondary front gable roof extension. The recessed partial façade porch and entry door are sheltered by the principal roof. The entry door is a wood slab and there are two large single pane windows on both sides. Other windows are a picture window with side multi-pane casements, multi-pane fixed windows with side multi-pane casements, and a single pane window. The double-wide garage door is a glazed wood panel, segmented and overhead. The stone chimney is rear slope. The bracketed wood porch posts are decorative.

**208. 3464 S. Gary Place.** Linear Ranch, Colonial. c. 1950. Contributing. This house has layered hipped-roofs, a front hipped-roof extension and a secondary front hipped-roof extension. The house is clad with brick and siding. The partial façade porch and entry are sheltered by a roof extension. The entry door is a glazed metal panel. The windows include a picture window with multi-pane side casements, a two-over-two double-hung window, and a fixed multi-pane with side multi-pane casements. There are soldier bricks at the wall/roof junction and the window sills are slip with sailor bricks beneath the sill. The two single garage doors are glazed wood panel, segmented and overhead. Decorative items are the shutters and wood porch posts.

**209. 3472 S. Gary Place.** "T" Ranch. c. 1950. Contributing. This house has multiple layers of hipped-roof and the "T" is on the rear. There are lapped secondary hipped-roof extensions. The entry area and small porch are sheltered under a roof extension. The entry door is a glazed wood panel. The house is clad in painted brick with some siding at the garage. The windows are replacements and are single pane. There is a picture window with two side panes, paired one-over-one double-hungs, and a paired casement. The brick chimney is side slope and the two single garage doors are wood panel, segmented and overhead. Decorative items include board and batten shutters, wood window boxes, metal porch rail, decorative trim on the garage doors, and bracketed wood posts at the porch and at the garage doors. The replacement windows have not significantly compromised the ranch house's integrity.

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**210. 3482 S. Gary Place.** Linear Ranch. c.1950. Contributing. This house is clad in vinyl siding and crab orchard sandstone. The roof is gable, and there are two secondary front gable extensions. The entry area is recessed and the entry door is sheltered under the principal roof. The entry door is a wood panel with a safety storm door. There is a two-over-two double-hung window near the door. Other windows are one single and paired two-over-two double-hungs. The fireplace and chimney are front façade eave. The two single garage doors are metal panel, segmented and overhead. The shutters and metal porch railing are decorative.

**211. 3481 S. Gary Place.** "T" Ranch. c. 1951. Contributing. This hipped-roof house is clad in crab orchard sandstone and the "T" is on the rear. There is a recessed porch at the façade side and the entry door is wood panel with a wood storm door. The house has a front eave stone fireplace and chimney. The windows are all multi-pane, and combinations of fixed with side casements. Two fixed, casement combinations have multi-pane over lights. A recessed area by the garage has one of the combination windows. The two single garage doors are metal panel, segmented and overhead. The porch posts are open-work metal and decorative.

**212. 3471 S. Gary Place.** "T" Ranch. c. 1951. Contributing. The house has layered hipped-roofs, a secondary hipped-roof extension and the "T" is on the front. The house is clad in Colorado pink sandstone and siding. The flush façade wood slab entry door with storm protection is sheltered under a roof extension. The slab door is trimmed with molding. The windows are all multi-pane, with fixed and side casement combinations. In a large combination, the casements have a fixed over light above. The stone chimney is rear slope and the double-wide garage door is metal panel, segmented and overhead. The open-work metal porch post is decorative.

**213. 3463 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This is a gable roof house with front gable extension. Part of the primary façade and roof slope continue onto the front gable façade past the fireplace. The house cladding is painted brick and vinyl siding. The partial façade porch is recessed under the principal roof, and a smaller second porch recess contains the entry door which faces side rather than the street. The porch area, above the garage doors, and front gable are sided with vinyl. There is a front façade eave fireplace and chimney. The replacement windows are multi-pane fixed, and eight-over-eight or six-over-six double-hungs. The two single garage doors are metal panel, segmented and overhead. Decorative items include metal awnings, bracketed open-work metal porch posts, open-work metal trim on window boxes, and the metal porch railing. The replacement windows have not significantly compromised the ranch house's integrity.

**214. 3455 S. Gary Place.** "L" Ranch. c. 1951. Contributing. The hipped-roof house has a secondary hipped-roof extension and the "L" is on the front. This "L" extension also has a secondary hipped-roof extension on one side which extends slightly in front of the "L" façade. The house is clad in painted stone wainscot and siding. The partial façade porch and entry door are sheltered under the primary roof. The wood slab door faces side rather than the street. All windows are multi-pane, and combinations of fixed with casements, or paired casements. One combination of fixed and side casements has a multi-pane over light. The stone chimney is rear slope. The two single garage doors are glazed wood panel, segmented and overhead. The porch railing is decorative.

**215. 3447 S. Gary Place.** Complex Ranch. c. 1951. Contributing. This hipped-roof house is primarily clad in brick with some vertical siding. It has a secondary hipped-roof extension, and a rear and front "L" extension.

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The front "L" extension shelters the porch and glazed wood panel entry door. There is a secondary glazed panel wood door near the garage in a recessed area. The house has a front eave brick fireplace and chimney. There are a group of three single pane windows, and the rest are multi-pane, and fixed with side casements. These fixed and casement windows all have over lights above window combinations. The two single garage doors are metal panel, segmented and overhead. There is vertical siding above the doors. Decorative items include board and batten shutters, wood rails at the steps, and a bracketed large wood porch post.

**216. 3439 S. Gary Place.** Linear Ranch. c. 1951. Contributing. The hipped-roof house has layered hipped-roofs with a secondary front hip extension. The house is clad in painted brick wainscot and siding. The partial façade porch and entry are sheltered under the principal roof. The entry door is a glazed wood panel with a storm door. Original windows include multi-pane fixed with side casements or combinations with over lights above the fixed and casement windows. A replacement multi-pane window has side four-over-four double-hungs. The brick chimney is front slope. The two single garage doors are wood panel, segmented and overhead. The porch railing and open-work metal posts are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**217. 3431 S. Gary Place.** "T" Ranch. c. 1953. Contributing. This house has the "T" on the front and it is gable roof. The house is clad in crab orchard sandstone wainscot and siding. The recessed partial façade porch and entry are sheltered under the principal roof. The entry door faces the side rather than the street. The stone fireplace and chimney are on the "T" eave. The windows are replacements and all multi-pane. There is a pair of fixed multi-pane, and single and paired six-over-six double-hungs. The double-wide garage door is glazed wood panel, segmented and overhead. The porch railing is decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**218. 3423 S. Gary Place.** Linear Ranch. c. 1952. Contributing. This house is gable roofed and has two secondary front gable extensions. The partial façade porch and entry are sheltered under the principal roof. The entry door is vertical wood boards with battens. The house is brick and vertical vinyl siding. The windows are replacements. They are single pane, in pairs or a single, and a combination picture window with side casements. The brick chimney is rear slope. The two single garage doors are wood panel, segmented and overhead. There is vertical siding above the doors, the gable and in the second gable extension. Decorative features include the board shutters with battens, heavy wood trim with brackets at the garage doors, wood porch railing and bracketed porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**219. 3415 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This hipped-roof brick house has two secondary front hipped-roof extensions. The small recessed porch and entry door near the garage are sheltered under the principal roof. The entry door faces the side rather than the street. The house has one small single pane window and the rest are multi-pane combinations of fixed picture with side casements. One combination has a fixed window above the casement; another has a multi-pane over light above the combination windows. The brick chimney is front slope, and the brick window sills are slip. The two single garage doors are metal panel, segmented and overhead. Above the doors is vertical siding. Decorative items include the metal hand rails, and soldier bricks at the roof/wall junction.

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**220. 3407 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This hipped-roof house has two secondary hipped-roof extensions. The house is clad in Colorado pink sandstone wainscot and siding. The partial façade porch and entry are recessed under the principal roof. The entry door is wood panel with a storm door. The windows are replacements. There is a single picture window with side one-over-one double-hungs, and a pair of sliders. The stone chimney is front slope, and the two single garage doors are metal panel segmented and overhead. The open-work metal porch posts are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**221. 3331 S. Gary Place.** Linear Ranch. c. 1950. Contributing. The hipped-roof house is clad in crab orchard sandstone and has a secondary hipped-roof front extension. The partial façade porch and entry are recessed near the garage and sheltered under the principal roof. The entry door is a glazed wood panel with a storm. The windows are replacements. There are three picture windows, and single and paired one-over-one double-hungs. The stone fireplace is slope. The two single garage doors are metal panel, segmented and overhead. There is a band of vertical siding above the doors. The replacement windows have not significantly compromised the ranch house's integrity.

**222. 3323 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This brick home has layered hipped-roofs, and a secondary hipped-roof extension. The flush façade entry door is sheltered under the roof extension and is a glazed slab with side lights and a storm door. Some windows are replacements and are single pane in a group of four, and a bow window in a group of five. Original windows are paired multi-pane casements and fixed multi-pane and side multi-pane casements. The two single garage doors are wood panel, segmented and overhead. The house has decorative shutters and a wood window box. The replacement windows have not significantly compromised the ranch house's integrity.

**223. 3315 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This house's main roof is gable. A dropped hipped-roof covers the entry and garage area. There is a secondary front hipped-roof extension. The house is clad in crab orchard sandstone wainscot and siding. The entry area is recessed near the garage and sheltered under the dropped hipped-roof which extends slightly in a shed roof over the entry. The windows are replacements and single panes. There are fixed panes with side sliders, and a picture window with single side panes. The glazed wood slab entry door faces the side rather than the street and there is a triple pane window near the door. The stone chimney is rear slope. The two single garage doors are wood panel, segmented and overhead. The replacement windows have not significantly compromised the ranch house's integrity.

**224. 3307 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This house has a gable roof and is primarily clad in painted brick. There is a near partial façade recess which contains the porch and entry. There is vertical siding in the porch area. The entry door is a glazed slab with a safety storm. The wood windows are one-over-one double-hungs in pairs or singles. The two single garage doors are glazed, metal panel, segmented and overhead. The window sills are brick slip. Decorative items include the fan garage windows, shutters and the metal porch railing.

**225. 3190 E. 33<sup>rd</sup> Street.** "L" Ranch. c. 1950. Contributing. The brick house has layered hipped-roofs and a secondary hipped-roof "L" extension on the front. There is a flat roof extension over the small porch and entry.

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The flush façade entry door is a glazed slab with a storm door. The house is brick and there are soldier bricks at the roof/wall junction. The windows are fixed picture windows with side two-over-two double-hungs. There is a replacement single one-over-one double-hung. The double-wide garage door is glazed metal panel, segmented and overhead. The brick chimney is front slope. The open-work metal porch posts are decorative and there is a gable roof cupola at the garage ridge. The replacement window has not significantly compromised the ranch house's integrity.

**226. 3180 E. 33<sup>rd</sup> Street.** Complex Ranch, Contemporary. c. 1952, c. 2004. Contributing. The house plan is complex with additions to the rear. The house has a hipped-roof with a vented cross gable, and a secondary front open gable extension. The primary roof extends slightly over the garage doors and the open gable wall has a vent and wood shingles. The stone chimney is rear slope. The entry is recessed under the principal roof and the entry door is a wood panel with a storm door. The entry area has vertical siding. The windows are a multi-pane fixed picture window with side multi-pane casements and a multi-pane over light above combination, and a two-over-two double-hung window. There is also a multi-pane replacement window. The two single garage doors are glazed wood panel, segmented and overhead. The garage conforms to topography and is slightly lower than the main house, and the garage also has stone wainscot and wood shingle siding. The house has been refaced with new stone, however, it is stone that is found on other modern houses in the district.

**227. 3172 E. 33<sup>rd</sup> Street.** "L" Ranch. c. 1950. Contributing. This house has layered hipped-roofs and the "L" is on the rear. The house is clad in brick wainscot and vinyl siding. The small porch and entry are recessed and sheltered under the principal roof, and the entry area is clad in vinyl siding. The entry door is a glazed wood panel with a storm door. The windows are replacements. The windows are one-over-one double-hung, and two groups of three panes. There is a front façade eave brick fireplace and chimney. The two single garage doors are glazed metal panel, overhead and segmented. Decorative features include the garage fan lights, and a row of soldier bricks in the wainscot. The replacement windows have not significantly compromised the ranch house's integrity.

**228. 3164 E. 33<sup>rd</sup> Street.** "L" Ranch. c. 1952. Contributing. This house has the "L" on the rear. The wall cladding is Colorado pink sandstone and the house has layered hipped-roofs and two secondary hipped-roof front extensions. The porch area and the flush façade entry door are sheltered under a roof extension. The entry door is a glazed wood panel with a storm door. The windows are replacements. There is a picture window with side lights, a smaller picture window with side lights and sliders. The stone chimney is rear slope. The two single garage doors are metal panel, segmented and overhead, and there is vertical siding above the doors. The garage conforms to topography and sits slightly lower than the main house. The open metal work porch post is decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**229. 3152 E. 33<sup>rd</sup> Street.** Linear Ranch. c. 1950. Contributing. The house is hip roofed with a secondary side extension, and a secondary hipped-roof front extension. This house is clad in thin brick. The entry is recessed slightly under the main façade and the entry door is a wood slab with a storm door. The small area around the door is sided. The windows are replacements; all double-hungs are in pairs or single and either six-over-six or four-over-four. The brick fireplace and chimney are front eave. The brick sills are slip. The two single garage doors are glazed metal panel, segmented and overhead. The garage conforms to topography and sits slightly

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lower than the main house. There is vertical siding above the garage doors. The replacement windows have not significantly compromised the ranch house's integrity.

**230. 3144 E. 33<sup>rd</sup> Street.** Complex Ranch. c. 1952. Contributing. The hipped-roof house is partly massed and has additions on the rear. The house is clad in crab orchard sandstone and has two secondary front hipped-roof extensions. One extension has a partially recessed wall with a stone planter. The entry and small porch is at the junction of the main façade and extension, and the entry door cannot be seen from the street. There are two large picture windows with six-over-six double-hungs on each side. Other double-hungs, paired or single, are also six-over-six. The brick chimney is rear slope. The house conforms to the topography and the garage is slightly lower than the main part of the house. The two single garage doors are metal panel, segmented and overhead. Decorative features are wide molding around the windows, windows that meet at corners, and an open-work metal post at the planter.

**231. 3321 S. Florence Place.** "V" Ranch. c. 1951. Contributing. This house has intersecting gables, a front gable roof extension on the left "V" wing, and a cross dormer in the center of the "V". There is a small shed roof extension over a porch and entry. The house is clad with crab orchard sandstone, sandstone wainscot and siding on the garage and a small portion of the house, and the partial façade porch has siding. The center section of the "V" under the cross dormer has a bay in the façade, and the wood window is a single pane with smaller windows in the wall angles. The windows are replacements. The entry door is in the right wing of the house and it is a wood panel with a storm door. The wood windows in this wing are also single pane. The left wing has a recessed partial façade porch and second entry door and is sheltered under the primary roof. There is a glazed wood panel door to the garage from the porch. There is a large picture window in the porch area and a smaller single pane. The two single garage doors are glazed metal panel, segmented and overhead, and the gable above is sided. Decorative features include the rounded garage windows, false hinges on the garage doors, bracketed porch posts, exposed rafters on the two wings, wide trim, and metal hand rails by the entry doors. The replacement windows have not significantly compromised the ranch house's integrity.

**232. 3151 E. 34<sup>th</sup> Street.** Linear Ranch. c. 1952. Contributing. This hipped-roof house has hipped-roof side extensions and two front hipped-roof extensions. The wall cladding is irregular coursed stone wainscot and siding. The entry door is sheltered under a roof extension and the door is a glazed wood slab, trimmed with molding, and a storm door. The wood windows are paired two-over-two double-hungs, and a picture window with similar double-hungs on either side. The house has a large uncovered porch on the front and there is a glazed panel door with side lights which accesses the porch. There is a stone eave fire place and chimney. The garage is slightly lower than the house as it conforms to the topography. The two single garage doors are glazed wood panel, segmented and overhead. There is siding over the doors.

**233. 3161 E. 34<sup>th</sup> Street.** Massed Ranch. c. 1952. Contributing. This gabled-roof house has layered side extension gable roofs with two secondary front gable extensions. The wall cladding is crab orchard sandstone, and the front gables have siding. The partial façade porch is recessed under the principal roof, and the entry door faces the side instead of the street. The porch area has vertical vinyl siding. The porch also has a large picture window with side six-over-nine double-hungs. There are also two-over-two double-hungs and a small round multi-pane window. The stone fireplace is rear slope. The garage is slightly recessed on the side of the house,

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and the double-wide garage door is a glazed wood panel, segmented and overhead. The low stone planter and the metal hand rails are decorative.

**234. 3207 E. 34<sup>th</sup> Street.** Linear Ranch. c. 1950. Contributing. The hipped-roof home has layered roofs and a front hipped-roof extension. The wall cladding is crab orchard sandstone. The flush façade entry is sheltered under a roof extension which also creates a porch. The entry door is a glazed wood panel with multi-pane side lights. The windows are replacements and there is a combination picture window with side single panes, and two other single pane windows. There is a front slope stone chimney which is capped and has air vents. The two single garage doors are metal panel, segmented and overhead, and the garage is slightly lower than the main house due to sloping topography. Paired wood porch posts are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**235. 3215 E. 34<sup>th</sup> Street.** Linear Ranch. c. 1950. Contributing. The hipped-roof house is clad in painted brick. The flush façade entry door is a glazed wood panel with a storm door. The windows are replacements. There is a six-over-six double-hung, a picture window with single pane side windows, and a pair of windows with awning windows beneath. There is a row of soldier bricks at the roof/wall junction. The two single garage doors are glazed metal panel, segmented and overhead, and the garage is slightly lower than the main house due to sloping topography. Decorative details include canvas awnings, shutters and wood window boxes. The replacement windows have not significantly compromised the ranch house's integrity.

**236. 3225 E. 34<sup>th</sup> Street.** Minimal Traditional. c. 1950. Non-contributing. This is a gable roof house with a front gable extension. The house is brick and the front gable has vinyl siding. The side garage is attached and sits slightly to the rear. The entry and a small porch are sheltered under the gable extension on the side and the glazed wood panel entry door with a storm faces the side rather than the street. There is a picture window with two side panes, and single eight-over-eight double-hung windows. Brick window sills are slip and the brick chimney is ridge. The double-wide garage door is a metal panel, segmented and overhead. Decorative features include canvas awnings, and the metal porch hand rail. The house is non-contributing because it is not a ranch style house.

**237. 3320 S. Gary Place.** Linear Ranch, Colonial. c. 1950. Contributing. This is a gable roofed house shingled with wood. The house has a small front gable over the porch and entry. The house is clad in brick, and has two small side extensions, one clad with brick wainscot and wood shingles. The other side extension is hip with a front gable extension for the garage. The garage gable has wood shingles. The flush façade entry door is a glazed wood panel with a safety storm door. The windows are replacements. There is a multi-pane picture window with side four-over-four double-hungs, and there are paired and single six-over-six double-hungs. There is a gable wall fireplace and chimney and soldier bricks are at the roof/wall junction. The brick window sills are slip. The two single garage doors are metal panel, segmented and overhead. Decorative elements are the porch columns and small capitals, a fan in the porch gable, a metal hand rail, and shutters.

**238. 3206 E. 34<sup>th</sup> Street.** Massed Ranch. c. 1950. Contributing. This is a brick house with a hipped-roof and a secondary side hipped-roof extension. A partial façade porch and entry are recessed under the side roof extension. The wood panel entry door faces the side rather than the street. The wood windows are two-over-two

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double-hungs in pairs or single. The brick window sills are slip, and soldier bricks are at the roof/wall junction over the garage. The brick chimney is front slope and the two single garage doors are metal, segmented and overhead. Decorative features include wide trim at the porch, the open-work metal porch posts and a low brick planter.

**239. 3409 S. Gary Avenue.** "T" Ranch. c. 1950. Contributing. This hipped-roof house is clad in thin brick and it has layered roofs and a secondary front hipped-roof extension. There is a small shed roof over the porch and flush façade entry door. The door is a glazed wood panel. The wood windows are replacements, and are paired and single two-over-two double-hungs, and in the extension they meet at the corners. There is also a second entry door near the garage which is glazed panel with three single pane nearly full wall windows beside the door. The brick fireplace chimney is front façade eave which is finished with stepped bricks. Other decorative trim includes the wood porch post and hand rail. The replacement windows have not significantly compromised the ranch house's integrity.

**240. 3419 S. Gary Avenue.** "U" Ranch. c. 1950. Contributing. This house has layered hipped-roofs and extensions on the rear. The walls are clad in brick and the recessed porch and entry are under the principal roof. The entry door is a glazed slab with a storm door. The windows are replacements. There is a large multi-pane picture window with multi-pane side casements, two-over-two double-hungs, and a single pane window. The house has a recess by the garage with a second entry door that is a glazed wood slab with a side light. The two single garage doors are boards and battens, segmented and overhead. There is vertical siding above the doors. There are soldier bricks at the roof/wall junction and window sills are slip brick. Decorative features include the board shutters with battens, and the wood porch rail and porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**241. 3427 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. The house is clad in painted brick and brick wainscot and siding. The hip roof is layered and there is a front gable roof extension. The recessed porch and entry are sheltered under a roof extension and the door is a glazed wood panel with a storm door. The windows are paired two-over-three double-hungs, and there is a picture window in the gable wall with side multi-pane casements. The fireplace and chimney are on the eave side wall. The double-wide garage door is glazed wood panel, segmented and overhead. Decorative features include basket weave brick under the picture window, and metal hand rails.

**242. 3435 S. Gary Avenue.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has layered secondary hipped-roof front extensions, and the garage is in a hipped-roof side extension which is slightly recessed. The house is clad in brick wainscot and siding. The porch and entry are deeply recessed under the hip extension and the entry door is a glazed wood panel. Windows are replacements and include an eight-over-eight double-hung, and a group of four six-over-six double-hungs. There is also a bay window with a fixed multi-pane and side four-over-four double-hungs. A second entry door is by the porch and it is a glazed wood panel. The glazed metal panel double-wide garage door is segmented and overhead. Decorative features include the metal hand rails and wood eave posts by the garage. The replacement windows have not significantly compromised the ranch house's integrity.

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**243. 3443 S. Gary Avenue.** Linear Ranch. c. 1953. Contributing. The hipped-roof house has a front hipped-roof extension and a secondary hipped-roof extension. The house is clad in regular coursed rough cut stone wainscot and siding. The flush façade wood panel entry door is sheltered under the hipped-roof extension and this roof also shelters a porch. The entry door has a storm door. There is a fixed multi-pane window with side multi-pane casements. A multi-pane picture window is a replacement. The stone fireplace and chimney are front eave and there are two large multi-pane windows on both sides. The double-wide garage door is metal panel, segmented and overhead and is slightly lower than the main part of the house due to changes in topography. A decorative feature is the open-work metal porch post and hand rail. The replacement windows have not significantly compromised the ranch house's integrity.

**244. 3451 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. This is a gable roof house with secondary side extensions and a secondary front gable extension. The house is clad in irregular coursed rough cut stone. The garage is slightly recessed with a gable roof, and there is a gable stone chimney by the garage. The flush façade entry door is sheltered partially by the front gable eave extension. The entry door is a glazed wood panel with a storm door. The windows are replacements and are multi-pane picture windows with four-over-four double-hungs on each side. The two wood garage doors are segmented and overhead, and they have false hinges and handles. There is siding and a large beam supported by brackets above the garage doors. The front gable is sided. The replacement windows have not significantly compromised the ranch house's integrity.

**245. 3459 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. This gable roof house has a front gable roof extension. The house is clad in thin brick, and brick wainscot and siding. The entry door is sheltered by the gable extension, and the entry door is a glaze wood slab with a storm door. The windows are replacements. There are multi-pane fixed windows with multi-pane casements. There is also a multi-pane picture window with side multi-pane casements. The wood panel double-wide garage door is segmented and overhead. Decorative items include a small inset gable in the gable extension which has a fan pattern, wood panels by the entry door, board shutters with battens, and open-work metal porch posts and hand rails. The brick chimney is front slope and window sills are slip brick. The replacement windows have not significantly compromised the ranch house's integrity.

**246. 3467 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. This is a hipped-roof house and it has a hipped-roof front extension. The house is clad in brick wainscot and siding. The flush façade entry door and porch are sheltered by the roof extension and the entry door is a wood glazed panel with a storm door. The windows are picture windows with single pane side casements. There is a side eave brick fireplace and chimney. The double-wide metal panel garage door is segmented and overhead, and there is siding above the doors. The decorative porch post is open-work metal and there are metal hand rails.

**247. 3477 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. This hipped-roof house has a partial façade recessed porch and an entry sheltered by the principal roof. The house is clad in crab orchard sandstone wainscot and siding. The wood panel entry door faces to the side instead of the street and has a storm door. Windows are paired two-over-two double-hungs, and there is a picture window with two-over-three double-hungs on each side. The stone chimney is rear slope and the two single garage doors are glazed wood panels, segmented and overhung. The bracketed wood porch posts are decorative.

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**248. 3478 S. Gary Avenue.** "T" Ranch. c. 1951. Contributing. The hipped-roof house has two front hipped-roof extensions and the "T" is on the rear. The house is clad in brick wainscot and siding. The entry and small porch are under the hipped-roof extension. The entry door is a glazed slab with a sidelight and a storm door. The windows are triple two-over-two double-hungs, fixed multi-pane with side multi-pane casements, a picture window with multi-pane side casements and a paired casements. The brick chimney is rear slope. The metal panel double-wide garage door is segmented and overhead. The house has a decorative open-work metal porch post and hand rail, and a brick planter.

**249. 3470 S. Gary Avenue.** "T" Ranch. c. 1951. Contributing. This gable-roofed house has two front gable extensions. The partial façade porch and entry are recessed under the principal roof. The entry door is a wood panel with a storm door. The house is clad in regular coursed rough cut stone, vertical siding in the porch area, and brick on the garage facade. The windows are paired two-over-two double-hungs, and a replacement picture window has one-over-one double-hungs on each side. The double-wide garage wood door is segmented and overhead. Decorative items include board shutters with battens, bracketed wood porch posts and the garage door has wood battens with some in an "X", and there are brackets at the garage door frame. The replacement window has not significantly compromised the ranch house's integrity.

**250. 3462 S. Gary Avenue.** Linear Ranch, Colonial. c. 1951. Contributing. This is a gable roof house with a secondary front gable roof extension, and the house has close eaves. Over the porch and entry area, there is a shed roof extension. The house is clad in painted coursed rough cut stone wainscot and siding. The front gable is sided. The entry door is a wood panel with a storm door and it faces the side rather than the street. The windows are two-over-two double-hungs, paired and single. The front gable has four single pane replacement windows. The stone chimney is front slope. The wood panel double-wide garage door is segmented and overhead. Decorative details include shutters, paired wood square columns with small capitals, and the porch has wide and dentil trim molding. The replacement windows have not significantly compromised the ranch house's integrity.

**251. 3454 S. Gary Avenue.** "L" Ranch. c. 1952. Contributing. This hipped-roof house has a partial façade recessed porch and entry under the principal roof. The "L" is on the rear. There are layered hipped-roofs. The glazed wood panel entry door with a storm door faces the side and not the street. The house is clad in brick and the porch has board and batten siding. The house follows the contours of the topography which slopes behind the house so it is two-story at the rear. The two-story portion cannot be seen from the front. There are soldier bricks at the wall/roof junction and the brick window sills are slip, with a row of sailors beneath. The windows are replacements and are six-over-six double-hungs, or eight-over-eight, single and paired. The double-wide glazed wood panel garage door is segmented and overhead. Above the door is vertical siding. Decorative features include extruded mortar joints, and board and batten shutters. The replacement windows have not significantly compromised the ranch house's integrity.

**252. 3446 S. Gary Avenue.** "L" Ranch. c. 1953. Contributing. This gable roof home has a secondary gable roof extension. The cladding is Colorado pink sandstone. A small entry area is recessed under the principal roof and the walls are clad with vertical siding. The house follows the contours of the topography which slopes behind the house so it is partially two-story on the rear. The two-story portion cannot be seen from the front. The entry door is a glazed panel with a now covered side light, and there is a safety storm door. The windows are multi-

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pane. There is a picture window with fixed multi-pane window and paired casements on each side. Over these windows is a multi-pane over light. Other windows have fixed multi-panes with side multi-pane casements. The stone chimney is ridge. The two wood panel garage doors are segmented and overhead and there is a wood fence by the small uncovered porch.

**253. 3436 S. Gary Avenue.** "V" Ranch. c. 1953. Contributing. The house has intersecting hip roofs and a front hipped-roof extension. The house cladding is thin painted brick. The entry is recessed under the front roof extension and the glazed slab entry door is covered by a storm door. A partial façade porch is on the right wing and it is recessed under the principal roof. This porch is sided with both vertical and horizontal siding. There is a second glazed panel entry door in the porch area near the garage which has a storm door. The windows are replacements. There is a small multi-pane window, and the other windows are double-hung, either single eight-over-twelve, or single or a pair of six-over-six. The main portion of the house has a front façade eave brick chimney and fireplace that is finished with stepped brick. The garage on the wing has a double-wide door, wood and glazed, segmented and overhead. Decorative items include a wood window box, and the square porch posts are finished with molding. The replacement windows have not significantly compromised the ranch house's integrity.

**254. 3426 S. Gary Avenue.** Complex Ranch. c. 1951. Contributing. The house has a partially massed plan with a rear extension. The hipped-roof is layered with a front hipped-roof extension. The house cladding is brick. The small porch and entry are sheltered under the principal roof. The entry door is covered by a storm door. There is a large picture window with side double-hungs that are two-over-three. Other paired windows are double-hungs, two-over-two or two-over-three. The brick window sills are slip and the brick chimney is ridge. The double-wide glazed metal garage door is segmented and overhead. The garage has siding and brick wainscot. Decorative items are a brick planter by the garage and an open-work metal porch post, and windows that meet at the house corner. A façade recess by the garage has a brick planter.

**255. 3418 S. Gary Avenue.** Linear Ranch. c. 1950. Contributing. The house has layered hipped-roofs with layered front hipped-roof extensions and the façade is stepped back in five layers. The house is clad in brick. The entry and small porch are sheltered by a front roof extension and the entry door is a glazed slab with a storm door. The house has a large picture window which has paired side casements that are multi-pane. Other windows are six-over-six double-hungs, paired and a single. The two glazed wood garage doors are panel, segmented and overhead. There are soldier bricks at the roof/wall junction and the brick window sills are slip. Decorative items include metal awnings, windows that meet at the house corners, and the open-work metal porch and hand rail.

**256. 3408 S. Gary Avenue.** Complex Ranch. c. 1950. Contributing. The house is partially massed with an "L" extension on the rear. The house is clad in brick, has a gable roof with a hipped-roof secondary front extension and side garage. The partial façade recessed porch and entry are sheltered under the principal roof, and the wood panel entry door with a storm faces the side instead of the street. The replacement windows are all paired six-over-six double-hungs. The house has a front eave brick fireplace and chimney. There are soldier bricks at the roof/wall junction and the brick window sills are slip. The double-wide metal garage door is panel, segmented and overhead. There is vertical siding above the doors. The porch rail is decorative metal open-work. The replacement windows have not significantly compromised the ranch house's integrity.

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**257. 3150 E. 34<sup>th</sup> Street.** "T" Ranch. c. 1950. The hipped-roof house is clad in crab orchard sandstone wainscot and siding. There is a partial façade porch on the side of the house with the entry and the porch and entry are sheltered under the principal roof. The entry door is a wood panel with a storm door. The windows are replacements and all single panes. There is a picture window with two side panes, and other windows are pairs. The stone chimney is rear slope and the two metal panel garage doors are overhead and segmented. Decorative features include windows that meet in the corner, a low brick planter and the large wood porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**258. 3142 E. 34<sup>th</sup> Street.** "V" Ranch. c. 1952. Contributing. This house is in three parts, where the "V" joins in a center portion and the two wings. The house has intersecting gable roofs, a front gable roof extension for the garage, a large shed roof which extends from the center principal roof, and a shed roof/extended principal roof combination on the right wing. The center portion is clad in Colorado pink sandstone, and the side wings are siding and stone wainscot. A porch and the recessed entry are sheltered in the center by the large shed roof. The entry door is a glazed wood slab with multi-pane side lights and wood storm door. The house has a stone ridge chimney. There is a second entry door on the left wing near the garage which has a glazed wood panel and a storm door, with single pane windows next to it covered with louvers. The left wing has a "V" recess and windows in the recess are triple multi-pane casements. Windows include a multi-pane picture window with multi-pane casements. There are also multi-pane windows which meet in the corner of the house, a three-over-three double-hung, and six-over-six double-hungs. The double-wide wood glazed panel garage door is segmented and overhead. Decorative items are the metal awnings, the wood brackets at the large shed roof, and wide frieze at the shed roof and façade.

**259. 3419 S. Florence Place.** Linear Ranch. c. 1950. Contributing. The house has a gable roof, a front gable roof extension and a secondary side gable wing. The wall cladding is stone, painted stone, and board and batten siding. The entry is slightly recessed under the principal roof and the entry door is a glazed wood panel. There is a small porch and second entry door near the garage which also is a glazed wood panel; both the entry and porch are recessed under the garage roof extension. Windows are single six-over-six double-hungs, or multi-pane picture windows with multi-pane side casements with a fixed window above the casements. The stone chimney is rear slope. The board and batten double-wide wood garage door is segmented and overhead. Decorative features include windows which meet in the corner, a low stone planter wall, and the bracketed wood porch posts which have cross pieces.

**260. 3427 S. Florence Place.** Complex Ranch. c. 1950. Contributing. The house has a partially massed plan with extensions. The house has layered hipped-roofs with a secondary front hip extension, a recessed hipped garage wing and there is a shed roof extension from the principal roof to shelter the small porch and entry area. The house is clad in painted stone. The flush façade entry door is a glazed wood panel with side lights. There is a second entry in a recessed area next to the garage, and the door is a glazed wood panel. The area around this door is sided. The windows are replacements, and include an eight-over-eight double-hung, a single pane and two near full wall paired windows. The stone chimney is front slope. The double-wide metal panel garage door is segmented and overhead. The large porch post is decorative. The replacement windows have not significantly compromised the ranch house's integrity.

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**261. 3435 S. Florence Place.** "L" Ranch. c. 1950. Contributing. The house has a gable roof with a secondary gable front extension. The "L" is in the rear. The garage is slightly recessed in a secondary side wing. The house is clad in stone, and stone wainscot and siding. There is a partial façade recess and entry under the principal roof. The entry door is a glazed wood panel with a storm door and the area around the entry door has vertical siding. The windows are replacements. There is a six-over-six double-hung, and other windows are single pane. There is a picture window with side windows, and a group of three large panes. A small narrow diamond pane window is near the entry door. The stone fireplace and chimney are gable end. The two wood panel garage doors are overhead and segmented. Decorative features include an angled stone planter by the entry, and open-work metal porch post and the curved porch hand rail. The replacement windows have not significantly compromised the ranch house's integrity.

**262. 3443 S. Florence Place.** Complex Ranch. c. 1950. Contributing. The house is partially massed with extensions, one of which is a front layered secondary hipped-roof extension. The cladding is crab orchard sandstone. The small porch and entry area are sheltered under the principal roof; the glazed slab entry door faces the side rather than the street. Windows include a multi-pane picture with multi-pane side casements, with a multi-pane over light over the combination. There is also a fixed multi-pane with multi-pane casements, and one-over-one double-hungs. The stone chimney is rear slope. The two glazed metal garage doors are segmented and overhead. There is a band of vertical siding above the doors.

**263. 3459 S. Florence Place.** "L" Ranch. c. 1950, c. 2002. Non-Contributing. This house has been extensively modified. The house "L" is on the rear. The house has layered hipped-roofs and there are three secondary hipped-roof extensions. The house cladding is irregular coursed rough cut stone. A raised hipped-roof section projects up through a principal roof and shelters the entry. The entry is in a recessed area on the façade. The entry door is a glazed wood panel with wide single pane windows, and a three pane large curved over light. There is a second metal panel entry door near the garage. The windows are replacements and all single panes. Two of the hipped-roof extensions have triple windows in a boxed projecting frame with siding. There is also a pair of single panes, and a single pane window. There are soldier bricks at the roof/wall junction, brick slip window sills, and the stone chimney is rear slope. The two metal panel garage doors are segmented and overhead. The curved steps to the entry are decorative. This house is non-contributing due to inappropriate alterations.

**264. 3469 S. Florence Place.** Linear Ranch. c. 1952. Contributing. This gable roof house is clad in crab orchard sandstone and vinyl siding. The partial façade porch and entry area are recessed under the principal roof. The porch is sided with vertical vinyl siding. The entry door is in a smaller and deeper recess and has a glazed wood slab with a storm door. The stone chimney is rear slope. The windows are replacements. There are paired sliders, fixed large pane with side sliders, and a large single pane picture window. The two metal panel garage doors are segmented and overhead. Decorative features include low stone planter, shutters, and bracketed wood porch posts. The replacement windows have not significantly compromised the ranch house's integrity.

**265. 3479 S. Florence Place.** Complex Ranch. c. 1952. Contributing. The hipped-roof house has part massed plan and extension. There is a secondary hipped-roof front extension with large attached porte-cochere at the front of the house. The house is clad in painted brick wainscot and wood shingles. A small porch and entry area

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are recessed under the hip front extension. The wood slab entry door has a side light. A second entry door is to one side in a façade recess and is a wood panel with a storm door. Some windows are replacements. Windows include double-hungs, both single and paired six-over-six, and a group of three eight-over-eight. There is a fixed multi-pane window with side paired multi-pane casements, a group of four multi-pane windows, and three near full wall multi-pane windows. The brick chimney is ridge. The porte-cochere wood support posts rest on a brick wall. Decorative features include low brick planters at the house and in front of the porte-cochere.

**266. 3480 S. Florence Place.** Linear Ranch. c.1952. Contributing. This hipped-roof house has secondary hipped-roof extensions, one with a layered hip extension. The house is clad in crab orchard sandstone, with stone wainscot and siding on the garage. The recessed entry and entry door are sheltered under a roof extension and the door is a glazed wood slab with a storm door. The roof extension creates a covered porch. The windows are a large picture window with side multi-pane casements, and a fixed window over the casements. There are fixed multi-pane windows with side multi-pane casements, two pair of multi-pane casements, and a corner fixed multi-pane with a side multi-pane casement. There is a rear slope stone chimney. The two single garage doors are glazed, wood panel, segmented and overhead. The porch posts are decorative metal open-work.

**267. 3470 S. Florence Place.** Linear Ranch. c. 1950. Contributing. Art Walker, Builder. The hipped-roof house is clad in brick and brick wainscot and wood shingles. The façade is partially recessed and the entry door is in the recess. It is a glazed wood slab with a storm door and side light. Window sills are slip brick. The windows are paired multi-pane casements, and there are single and paired narrow windows at the roof/wall junction. The two wood panel glazed garage doors are segmented and overhead. Shutters are decorative.

**268. 3450 S. Florence Place.** "L" Ranch. c. 1953. Contributing. Art Walker, Builder. This hipped-roof home is clad in stone and has a secondary hipped-roof front extension. The entry area and small porch are recessed in the façade and sheltered by the principal and secondary hipped-roofs. The entry door is a glazed wood panel. Windows are replacements and include paired single pane casements, and a narrow horizontal window at the roof/wall junction in the porch recess. The house conforms to the topography of the land and on the side and back of the house it is two stories but it cannot be seen from the front. There is a rear slope stone chimney. There are façade lower level windows they are narrow and horizontal single panes. The two wood glazed panel garage doors are segmented and overhead. Decorative items are the half stone wall at the porch recess and the wood porch post. The replacement windows have not significantly compromised the ranch house's integrity.

**269. 3444 S. Florence Place.** Linear Ranch. c. 1950. Contributing. The hipped-roof house is clad in Colorado pink limestone and has a secondary hipped-roof front extension. A partial façade porch and entry are sheltered under the principal roof. The entry door is a glazed wood panel. The stone chimney is rear slope. Windows are replacements and are single pane casements, single pane fixed with side casements, or a group of five single panes. The two metal panel garage doors are segmented and overhead. The large square porch posts and posts by the garage have small bases and capitals. The replacement windows have not significantly compromised the ranch house's integrity.

**270. 3436 S. Florence Place.** Linear Ranch. c. 1951. Contributing. The house is clad in crab orchard sandstone, and part in stone wainscot and siding. The house has layered hipped-roofs. From the principal roof, a

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shed roof extends forward to create a shelter for a porch and the entry. The entry door is a wood panel with a storm door. The stone chimney is rear slope. The windows are single six-over-six double-hungs, and larger replacement multi-pane picture windows. The double-wide garage door is glazed, metal panel, segmented and overhead. The porch has wood posts and wood hand rails. The replacement windows have not significantly compromised the ranch house's integrity.

**271. 3426 S. Florence Place.** "T" Ranch. c. 1950. Contributing. The house has the "T" on the front and has wings on either side. It is a gable roof house with a front gable layered roof extension. The house is clad in crab orchard sandstone and stone wainscot and beveled edge wood siding. The "T" has a room extension with a double garage. The main entry is in the left wing and a second double garage and living area are in the right wing. The left wing has a recessed porch and entry area which is sheltered by the principal roof. The entry door is a glazed wood panel. There is an eave stone fire place with shoulders and chimney in a slightly recessed area of the facade. Windows are single one-over-one double-hungs, four-over-four double-hungs, and paired large narrow single panes that meet in a corner. The double-wide garage door in the T is a glazed wood panel which is segmented and overhead. Decorative features on this wing of the house are low stone wall, open-work metal railings, a tree stump porch post and low stone planters. The right wing is an addition with the same sandstone and beveled wood siding. It has six-over-six double-hungs and uncategorized windows that are behind heavy shrubbery. There is a ridge stone chimney. The second garage has two wood glazed doors that are segmented and overhead. Some windows are replacements but do not significantly compromise the ranch house's integrity. Additions to ranch houses are common and this one is sympathetic to the original house character.

**272. 3410 S. Florence Place.** Complex Ranch. c. 1950. Contributing. The house is part massed and has rear extensions. There is a secondary front hipped-roof extension. The partial façade porch and entry are sheltered under the principal roof. The entry door faces the side rather than the street. The house is clad in painted stone wainscot and siding. The porch windows are all fixed multi-panes with multi-pane side casements, and a large fixed multi-pane with paired multi-pane casements on the sides. All casements have a fixed pane above them. There is a rear slope stone chimney. The two metal panel garage doors are segmented and overhead. Decorative features include the porch wood railing with turned balusters, and wood porch posts with small wood brackets at the top.

**273. 3320 S. Florence Place.** Linear Ranch. c. 1951. Contributing. This is a gable roof house with two secondary front gable extensions. The house is clad in Colorado pink sandstone and the gable ends have board and batten siding. A partial façade porch and entry are recessed under the principal roof. The glazed slab entry and storm door face the side rather than the street. The windows vary in size but are all multi-pane in combinations of fixed windows with single side casements. Window combinations have fixed multi-pane over lights above the combinations. Some combination windows meet at the house corners. There are also smaller single pane windows. The chimney is rear slope. The two wood glazed panel garage doors are segmented and overhead. The house has exposed rafter tails on the medium eaves.

**274. 3310 S. Florence Place.** Linear Ranch. c. 1952. Contributing. This house is clad in crab orchard sandstone and there are layered side hipped-roofs, and the garage wing is slightly recessed. There is a slight entry recess and the entry door is in a deeper recess which is sheltered under the principal roof. The entry door is wood

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panel with a storm door and side lights. There is a stone façade extension surrounding a picture window with side two-over-two double-hungs. There is a smaller fixed single pane window with multi-pane side casements. The rest of the windows are single or paired two-over two double-hungs. The double-wide garage door is metal panel, segmented and overhead. There is a decorative low planter by the front entry.

**275. 3120 E. 33<sup>rd</sup> Street.** Neo-Tudor. c. 1970. Non-contributing. This is a story and one-half house that is clad in brick. The roof is steeply pitched gable with a cross gable extension. The entry is sheltered under the gable extension and there are paired wood panel entry doors with storm doors. The windows are large multi-pane and one-over-one double-hungs. There is a rear slope brick chimney. There are soldier bricks at the roof/wall junction, and slip brick window sills. Decorative features include vertical and angled down bracing in the brick walls, and half-timbering in the front gable, and there are large window lintels. The house is non-contributing because its age does not fall within the period of significance.

**276. 3110 E. 33<sup>rd</sup> Street.** "V" Ranch, Colonial. c. 1950. Contributing. This house has intersecting gable roofs, and a garage side extension that is recessed. The house is clad in painted brick with brick wainscot and vertical siding at the garage. There is a shed roof extension from the principal roof which shelters a flush façade wood panel entry and storm doors, and covers the entry porch. The windows are replacements, all single panes. There is a large picture window with side casements. The other single windows are grouped in pairs, are two pairs, or are singles. Paired windows meet at a house corner. The double-wide metal glazed garage door is segmented and overhead. Vertical siding is above the door. Decorative features include the porch columns with small capitals, shutters, exposed rafter tails under medium eaves, and projecting slip window sills. The replacement windows have not significantly compromised the ranch house's integrity.

**277. 3303 S. Florence Avenue.** Complex Ranch, Contemporary. c. 1954. Contributing. This gable roof house has room extensions on the front and rear. The house is painted brick. There are two gable roof extensions on the front. One extension has windows in the gable apex. The other gable extension is partially open and shelters a porch and entry area. The entry is nearly a full window wall with a wood louvered entry door, with large side lights and over lights. Other windows are large single panes regularly spaced across the façade. The brick chimney is ridge, and there are exposed beam ends in the gables.

**278. 3405 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. The house has layered side gable extensions. The primary roof has a large shed which projects over the façade to shelter a partial façade porch and entry. The wall cladding is crab orchard sandstone. The wood slab entry door is trimmed with molding and has storm protection. A second entry has a glazed slab door. There are picture windows with side one-over-one double-hungs, and paired similar double-hungs. There are also singles or groups of single pane windows at the roof/wall junction. The roof has two skylights at the ridge and front slope. A low stone wall and metal fencing surround a parking area to the front and side of the house. The large square porch posts are decorative and there are low stone planters by the porch.

**279. 3421 S. Florence Avenue.** "L" Ranch, Colonial. c. 1953. Non-contributing. The gable roof has wood shingles and it has a front secondary gable roof extension and a shed roof which projects over the façade and shelters a partial façade porch and entry. This sheltered area is clad with board and batten siding. The entry door

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is covered with a storm door. There is a multi-pane bay window with multi-pane side casements, a group of three multi-pane casements, paired casements and a single multi-pane casement. There are ridge and rear slope brick chimneys, the window sills are slip brick, and soldier bricks are at the roof/wall junction. The house has a large addition to the side rear which includes a double-wide garage and a two-story housing unit. Decorative features include a false dove cote in the front gable, false exposed roof beams, shutters, exposed rafter tails at the shed roof, wood bracketed porch posts and a low brick wall by the drive which is finished with open-work brick. The house has a two story addition which can be seen from the street. The house is non-contributing because of inappropriate alterations.

**280. 3509 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. This house has layered hipped-roofs with a large front hipped porte-cochere and two other secondary front hip extensions. The house is clad in crab orchard sandstone. The flush façade wood panel paired entry doors are sheltered by the porte-cochere which is supported by large stone posts. Windows are multi-pane large windows with multi-pane side casements. There are also smaller windows near the roof/wall junction. The house has two rear slope stone chimneys. The two wood panel garage doors are segmented and overhead.

**281. 3519 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. The hipped-roof house is clad in crab orchard sandstone and there are two front hipped-roof extensions. A recessed partial façade porch and entry are sheltered under the principal roof. The paired entry doors are glazed wood panel. Some windows are replacements. The windows are triple one-over-one double-hungs, a group of large three and four single panes and there is a single window at the roof/wall junction. The stone chimney is ridge. The two single wood glazed panel garage doors are segmented and overhead. The sandstone is laid decoratively such that every fifth course is raised. The replacement windows have not significantly compromised the ranch house's integrity.

**282. 3529 S. Florence Avenue.** Linear Ranch, Colonial. c. 1957. Contributing. The gable-roofed house has a front gable extension and is clad in crab orchard sandstone, board and batten siding and stone wainscot. The front gable is sided. A near full façade porch and entry are sheltered under the principal roof. The porch overhang extends in front of the garage. The paired entry doors are wood slab trimmed with molding. The windows are groups of three multi-pane casements, four picture windows with multi-pane side casements, and single casements. The two single wood panel glazed garage doors are segmented and overhead. The porch is finished with a scalloped frieze between porch posts and there are shutters by the entry.

**283. 3535 S. Florence Avenue.** Linear Ranch, Colonial. c. 1955. Contributing. The hipped-roof house has a secondary front hipped-roof extension and is clad in brick. The entry area is recessed under the principal roof and the entry doors are paired wood slabs trimmed with molding. The windows are paired casements, paired casements with fixed over lights, paired casements with fixed over and under lights, and a large multi-pane bow window. The brick chimney is ridge and the window sills are slip brick. Decorative details include the shutters, and a low brick wall with small columns and a gate.

**284. 3547 S. Florence Avenue.** Linear Ranch. c. 1955. Contributing. The house has two front secondary hipped-roof extensions and one extension has a second layered hipped-roof. A secondary hipped-roof also is over a bay window. The wall cladding is crab orchard sandstone. A porch area and entry are recessed under the

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principal roof. The entry door is a glazed wood panel with a side light. Windows are multi-pane, with multi-pane casements, fixed and casement combination, and the bay is fixed with side casements. The stone chimney is rear slope and has a decorative pattern at the top. The double-wide glazed wood panel garage door is segmented and overhead. Other decorative elements include the open metal work bracketed porch posts and hand rail, and scrolled trim in the garage windows.

**285. 3152 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This is a gable roof house with layered gable side extensions. The house is clad in brick wainscot and vinyl siding. The entry is recessed under the principal roof and the entry door is wood with a safety storm door. Windows are paired multi-pane casements, single casements and combination fixed multi-pane with side casements and multi-pane over lights above the combination. One window wall in a slightly recessed façade has single and paired casements, with fixed multi-pane over lights. There is a second entry door near the window wall which is also wood with a safety storm door. The brick chimney is ridge and a second rear slope chimney is clad in vinyl. The two single garage doors are metal panel, segmented and overhead. The topography is such that the garage is slightly lower than the main house. Decorative features include a small cupola at the garage ridge and shutters.

**286. 3156 S. Gary Place.** Linear Ranch. c. 1950. Contributing. The house has layered hipped-roofs, and a secondary front hipped-roof extension which shelters a porch area and the entry. The house cladding is siding and crab orchard sandstone wainscot. The entry door faces the side instead of the street. There is a large picture window and smaller fixed window with side multi-pane casements. There is also a multi-pane fixed with side multi-pane casements. The stone chimney is ridge and the two wood panel glazed garage doors are segmented and overhead. The porch posts are wood.

**287. 3164 S. Gary Place.** Linear Ranch. c. 1950. Non-Contributing. The house has a gable roof and clad in thin brick and uncoursed rubble stone. The flush façade glazed slab entry door has a storm door. The windows are replacements, with one-over-one double-hungs, and paired single pane casements. The brick chimney is rear slope and the window sills are slip brick. The two single metal panel garage doors are segmented and overhead. The doors have with a band of vertical siding above. The house has been partially refaced. The house is non-contributing because of inappropriate alterations.

**288. 3170 S. Gary Place.** Complex Ranch. c. 1952. Contributing. This house has two front hipped-roof extensions. The house cladding is board and batten siding and crab orchard sandstone wainscot. The entry and porch area is recessed under the principal roof, and the entry door faces the side instead of the street. Windows are replacements and are paired one-over-one double-hungs and a large multi-pane window. There is a front eave fire place and chimney. The two single metal, glazed panel garage doors are segmented and overhead. The replacement windows have not significantly compromised the ranch house's integrity.

**289. 3179 S. Gary Place.** "L" Ranch. c. 1950. Contributing. This home is clad in regular coursed rough cut crab orchard sandstone, and the garage is clad in stone wainscot and siding. The house has layered front hipped-roof extensions, and the entry area is sheltered under the roof extension. The entry door is a wood slab with a storm door, and faces the side rather than the street. The windows are replacements and include four-over-four double-hungs, a six-over-six double-hung and a multi-pane fixed window with side multi-pane casements. The

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stone fireplace and chimney is front facade eave. The two single garage doors are wood board and batten, segmented and overhead. Decorative features are the wide fascia trim, and open-work metal porch post. The replacement windows have not significantly compromised the ranch house's integrity.

**290. 3171 S. Gary Place.** "L" Ranch. c. 1950. Contributing. This house has a gable roof with gable roof "L" front extension. The house is clad in brick and vinyl siding. The entry and porch are sheltered under the principal roof and the entry door faces the side instead of the street. Windows are picture with side multi-pane casements with a fixed window over the casement. There are also paired multi-pane casements with fixed over lights. The garage is slightly lower than the main house, and the garage has vinyl siding. The two glazed wood panel garage doors are segmented and overhead. The metal hand rails at the porch and steps are decorative.

**291. 3163 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This hipped-roof house is clad in brick. There are two front hipped secondary roof extensions and there is a partial facade porch and entry recessed under the principal roof. The entry door is a glazed wood panel with a storm door. Windows are fixed multi-pane, with side multi-pane casements and over lights. There is also a fixed multi-pane window, and a fixed multi-pane with multi-pane side casements and multi-pane over light over the combination of windows. There are soldier bricks at the roof/wall junction and brick slip window sills. The two single metal panel glazed garage doors are segmented and overhead. Decorative features include shutters, decorative metal brackets at the wood porch posts, and the metal porch railing.

**292. 3155 S. Gary Place.** Linear Ranch. c. 1950. Contributing. This hipped-roof house has a secondary hipped-roof extension and a hipped-roof extension over a porch which shelters the flush facade entry door. The entry door is a glazed wood panel with a storm door. The house is clad in both Colorado pink sandstone and crab orchard sandstone wainscot and vinyl siding. The pink stone is primarily near the entry door. Windows are single one-over-one double-hungs, and a picture window with similar side double-hungs. The stone chimney is front slope. The two single wood panel glazed garage doors are segmented and overhead. The decorative features are the combination of different stone, and the porch has wood posts.

**293. 3123 S. Gary Place.** Linear Ranch. c. 1953. Contributing. This hipped-roof house is clad in Colorado pink sandstone wainscot and siding. There is a front hipped-roof extension. The flush facade entry door is a glazed wood slab with a storm door and side lights. The door is currently accessed with a wood ramp. There is a fixed multi-pane window and six-over-six double-hungs. The house is over grown with shrubbery and it is difficult to see other details.

**294. 3121 S. Gary Place.** Linear Ranch, Colonial. c. 1955. Contributing. This house has a gable roof with a secondary front gable extension. The house is clad in brick. A partial facade porch and entry are recessed and sheltered under the principal roof. The entry door is a glazed metal panel. The windows are replacements. There are single eight-over-twelve double-hungs, and a fixed multi-pane with side six-over-nine double-hungs. Soldier bricks are at the wall/roof junction and the windows have slip brick sills with a row of sailor bricks beneath. The metal panel double-wide garage door is segmented and overhead. There is a band of vertical siding above the door. Decorative details include the scalloped frieze between wood porch posts, false dove cote holes in the front

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gable siding, and curved brackets at the gable's wide fascia. The replacement windows have not significantly compromised the ranch house's integrity.

**295. 3117 S. Gary Place.** Contributing. There has never been a house on this site.

**296. 3232 E. 31<sup>st</sup> Street.** "V" Ranch. c. 1949. Contributing. This house, now a dentist's office, has intersecting hipped-roofs. The house is painted stone, and stone wainscot and siding. The entry door is at the junction of the "V" and slightly recessed in the façade. The entry door is a glazed wood panel and there is siding around the door. The windows are one pair of multi-pane casements, and window replacements are fixed multi-pane. The shutters are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**297. 3112 S. Harvard Avenue.** Commercial. c. 1994. Non-contributing. This big box building is a Walgreens Store. It is a flat roofed building, brick wainscot and EIFS material. It has two front gables, linear single pane windows at the top of the brick wall, a clipped corner with the full corner wall of windows and entry doors. There are cross gables above the entry area. The clipped corner is supported by a brick post. The commercial building as is non-contributing to the ranch house district.

**298. 3130 S. Harvard Avenue.** Commercial. c. 1990. Non-contributing. This is a Drug Warehouse. This big box building is concrete block wainscot with EIFS above. It has a flat roof. The entry is distinguished by a stepped front extension which has an arched entrance. The entrance is sheltered by the extension and has a full window wall with single panes and entry door combination. There is a flat roof porte-cochere drive through along the south façade. A gable-roofed metal building is to the side of the drive through. The parking lot is part of the original commercial property. The commercial building as is non-contributing to the ranch house district.

**299. 3230 E. 31<sup>st</sup> Street.** "L" Ranch. c.1952. Contributing. This house is clad in Colorado pink sandstone and has intersecting hipped-roofs. The recessed vertical-sided entry is at the roof junction and the entry door is a wood panel. Windows are fixed multi-pane with multi-pane side casements, or paired multi-pane casements. There is a large picture window with multi-pane side casements and casement over lights. There is a second entry door near the garage which is a glazed metal panel with storm door and opaque side lights. The two wood panel garage doors are segmented and overhead. Decorative features include an open-work metal porch post, metal hand rails, and a low stone fence which nearly surrounds the front entry.

**300. 3116 S. Gary Place.** Linear Ranch. c. 1951. Contributing. The hipped-roof house has three secondary front hipped-roof extensions. A shed roof projects from an extension over the entry and porch, and both are sheltered by these roofs. The entry door is a glazed wood panel, and the entry area has vertical siding. The house otherwise is clad in siding and regular coursed rough cut stone. The windows include a large picture window with two-over-two side double-hungs, and single or paired six-over-six double-hungs. There is a rear slope stone chimney. The two wood panel and glazed garage doors are segmented and overhead. Shutters and metal hand rails are decorative.

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**301. 3130 S. Florence Place.** "V" Ranch. c. 1953. Contributing. The house has intersecting hipped-roofs. There is a front hipped-roof and façade wall extension. The house is clad in irregular coursed rough cut crab orchard sandstone. The entry is recessed and sheltered under the principal roof. The entry door cannot be seen from the street. The house has a rear slope stone chimney. Windows include a large picture window with two-over-two side double-hungs and another smaller but similar window configuration. There are also single and paired two-over-two double-hungs. A second entry door is by the garage and it is wood with a storm door. The two wood glazed panel garage doors are segmented and overhead.

**302. 3136 S. Florence Place.** Linear Ranch. c. 1952. Contributing. The hipped-roof house has layered hipped-roofs and a secondary front hipped-roof extension. The house is clad in brick and the entry area is recessed under the layered hipped-roof. The entry door is a glazed wood slab trimmed with molding with a side light and a storm door. The garage glazing is now painted. The entry area is vertical siding. The brick chimney is rear slope and the window sills are brick slip. Windows are two-over-two paired double-hungs, and triple double-hungs that are two-over-three. The two single garage doors are wood panel, segmented and overhead. Board and batten shutters are decorative. This home was a Gold Medallion all electric home when constructed.

**303. 3142 S. Florence Place.** Linear Ranch. c. 1950. Contributing. This is a gable roof house that is clad in brick wainscot and vinyl siding and has two secondary side extensions. The entry area is sheltered under the principal roof. The entry door is covered by a storm door and cannot be seen from the street. Windows are replacements, and combinations of fixed and side casements, or paired casements. The two single garage doors are metal panel, segmented and overhead. Decorative items include the wood porch post resting on a low stone column, and a low brick wall in front of the entry. The replacement windows have not significantly compromised the ranch house's integrity.

**304. 3154 S. Florence Place.** Complex Ranch. c. 1950. Non-contributing. The hipped-roof house plan has a combination linear and irregular shape. The cladding is irregular coursed rough cut crab orchard sandstone wainscot and siding. The house has layered hipped-roofs with two secondary hipped-roof extensions. The recessed entry is sheltered under the roof extension and the entry door is a glazed wood panel. There is a second entry door on a recessed facade of the house and it is a glazed wood panel. The house has paired casements and a group of three narrow single panes that meet other windows at the house corner. The house has replacement windows including an extra large picture window with narrow side windows which have under lights. There is a near full window wall single pane with similar side windows. There are also paired narrow windows with under lights, and a fixed multi-pane window with multi-pane side casements. The house has a ridge brick chimney. The double-wide garage door is wood panel, segmented and overhead. The house is non-contributing because of inappropriate alterations.

**305. 3164 S. Florence Place.** Linear Ranch. c. 1950. Contributing. This home is clad in painted stone and there are layered hipped-roofs and a secondary hipped-roof front extension. The flush façade entry door is sheltered under a roof extension and is a wood slab. Windows are multi-pane paired casements, a single pane with side multi-pane casements, and a large window combination with three fixed single panes, with paired multi-pane casements on either side. There is ridge stone chimney and the two wood panel garage doors are segmented and overhead. The large square porch posts with brackets are decorative.

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**306. 3174 S. Florence Place.** "U" Ranch. c. 1951. Non-Contributing. The house is clad in painted stone. The house has a rear two-story addition. From the façade, the addition appears as a half-story. The raised addition on the principal roof has a hipped-roof with a small cross gable. The entry area is recessed under a layer of hipped-roof and the entry door is a wood panel with multi-pane side lights. Windows include single and paired eight-over-eight double-hungs, and a group of four six-over-six double-hungs. The stone chimney is rear slope. The two wood panel glazed garage doors are segmented and overhead. There is a decorative wood porch and hand rail. The house is non-contributing due to inappropriate alterations.

**307. 3180 S. Florence Place.** Linear Ranch. c. 1952. Contributing. This house is clad in crab orchard sandstone, and a façade recessed area in a side extension has board and batten siding. The house has a gable roof with side gable extensions. There is a shed roof extension from the principal roof which shelters the flush façade entry door and a porch area. The entry door is covered with a storm door. A second entry door is in the recessed area of a side extension façade and it is a glazed slab with a storm door. There is one fixed single pane window and the rest are multi-pane fixed with multi-pane casements, or paired casements. Combinations are fixed multi-pane with multi-pane casements and multi-pane over lights over the window combination. Two of these combinations meet at a corner with a side wall. There is a rear slope stone chimney, and the double-wide garage door is wood, segmented and overhead. Decorative features are a low stone planter and stone box planter.

**308. 3192 S. Florence Place.** "T" Ranch. c. 1950. Contributing. The house is clad in painted stone and there are layered hipped-roofs with two secondary hipped-roof extensions. The entry door is flush façade and sheltered under roof extensions. The entry door is a wood slab with a storm door. The slab is trimmed with molding. The house also has a recessed area for a second door near the garage and the door faces the side rather than the street. There is vertical siding around the recess. Windows are single panes in single windows, or twos and a group of three. There is also a picture window with single pane side casements. There is a front eave stone fireplace and chimney and a rear slope stone chimney. The double-wide wood glazed and panel garage door is segmented and overhead. There is a band of vertical siding above the door. The open metal work porch post is decorative.

**309. 3147 S. Florence Place.** Complex Ranch. c. 1950. Contributing. Part of the house is massed and it has extensions. The house is clad in crab orchard sandstone and has a hipped-roof with two front secondary hipped-roof extensions. The eaves are very wide. The entry door is a wood slab with a storm door and it is flush façade under the principal roof eaves. There are three narrow full wall windows next to the entry. The house is distinguished by the front façade windows in the right hipped-roof extension. The windows are full façade with a group of three combination windows of fixed multi-pane with multi-pane casements. They meet similar windows in the side walls of the extension. The left extension has a large group of windows as well, but they are not full façade. They are a combination of fixed multi-pane with side casements and a pair of casements. These windows also meet with side wall windows that are similar. Other windows are a group of two paired casements or paired casements. The ridge chimney is stone. A decorative feature is the raised stone at the ninth and twelfth courses. This was the first house built in Ranch Acres.

**310. 3187 S. Florence Place.** Neo-French. c. 1995. Non-contributing. This two-story massed house has a hipped-roof and walls of EFIS. There is a secondary hipped-roof extension which creates a shelter for the entry

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and porch. The paired wood panel entry doors are flush façade. There are arched wall dormers with pairs of multi-pane windows with arched multi-pane over lights. Other windows are multi-pane and there is a large arched multi-pane window over the entry doors. The two single garage doors are metal panel, segmented and overhead. Decorative features include false quoins, two-story porch columns, and open metal work hand rails. The house is non-contributing because its age does not fall within the period of significance.

**311. 3181 S. Florence Place.** Linear Ranch. c. 1958. Contributing. This home is clad in crab orchard sandstone and siding and has layered hipped-roofs. The entry is slightly recessed under the principal roof and the entry door is a glazed wood panel. The windows are two-over-two double-hungs, both singles and paired, and paired casements. There is a front eave chimney and fireplace of stone. The two single wood panel garage doors are segmented and overhead. Decorative features are board and "Z" batten shutters and metal hand rails at the open porch.

**312. 3163 S. Florence Place.** Linear Ranch. c. 1950. Contributing. The gable-roofed house is clad in brick and has layered side extension gable roofs. The entry and porch area are recessed under the principal roof. The entry door is a glazed slab and there is safety storm door. The porch area has vertical siding. The windows are multi-pane fixed with multi-pane side casements and multi-pane over lights over the combination. The brick chimney is front slope. There are soldier bricks at the wall/roof junction and some window sills are slip brick. The two single metal panel garage doors are segmented and overhead. The open-work metal porch posts are decorative. This was the first house sold in Ranch Acres.

**313. 3151 S. Florence Place.** Linear Ranch. c. 1951. Contributing. Mack Hullum, Architect. The hipped-roof house is clad in Colorado pink stone wainscot and siding. There are two front hipped-roof extensions. The partial façade porch is recessed under the principal roof and the entry door faces the side rather than the street. The porch area has vertical siding. The windows are multi-pane fixed with multi-pane side casements and multi-pane over lights over the combination; also there are paired multi-pane casements, or fixed multi-pane with side multi-pane casements. The stone fireplace is to the side of the porch and the chimney is front slope. The two wood glazed panel garage doors are segmented and overhead. The porch railings are decorative.

**314. 3147 S. Florence Place.** Linear Ranch. c. 1950. Contributing. The hipped-roof house has layered front hipped-roof extensions and it is clad in crab orchard sandstone. The porch area and entry are sheltered under a roof extension. The wood slab door faces the side rather than the street. Windows are picture with side multi-pane casement with casement over lights. There are also fixed multi-pane with paired side multi-pane casements which meet at corners, and a fixed single pane with side casements. The stone chimney is rear slope. The two wood panel single glazed garage doors are segmented and overhead. The open-work porch post is decorative.

**315. 3139 S. Florence Place.** Linear Ranch. c. 1950. Contributing. This hipped-roof house has side hipped-roof extensions and layered front hipped-roof extensions. The house is clad in crab orchard sandstone. The entry is sheltered under a front roof extension and the glazed slab entry door is trimmed with molding and has a storm door and side lights. Windows are fixed multi-pane, paired casements, single panes, or a single pane picture window with side multi-pane casements. The house has two stone fire places, one fireplace and chimney are front

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façade and front slope and one chimney is rear slope. There is decorative metal which finishes the top of the chimney.

**316. 3189 E. 33<sup>rd</sup> Street.** Linear Ranch. c. 1950. Contributing. Part of the house is massed with rear and side extensions. The house is clad in painted brick and it has a front hipped-roof extension. The entry area and porch are sheltered under the roof extension, and the door faces the side instead of the street. The house has a large glass block window next to the entry. Some windows have been replaced and are four-over-six double-hungs in a group of four. There is a front eave brick fire place and chimney and on either side there are multi-pane windows. In a façade recess there a pair of second entry doors that are glazed wood panels. The primary roof extends over the garage and the glazed wood panel double-wide garage door is segmented and overhead. The replacement windows have not significantly compromised the ranch house's integrity.

**317. 3179 E. 33<sup>rd</sup> Street.** Linear Ranch, Colonial. c. 1952. Contributing. The house has layered hipped-roofs and a secondary hipped-roof extension. The house cladding is crab orchard sandstone and vertical siding in the porch. There is stone wainscot and siding at the garage. The partial façade porch and entry area are sheltered under the principal roof. The entry door is recessed slightly from the porch and is a glazed slab trimmed with molding. The window replacements are three fixed single pane picture windows with single pane side casements. The fireplace and chimney are stone and are next to the garage at the side façade eave. The two single wood panel glazed garage doors are segmented and overhead. The turned porch posts are supported by decorative brackets, and there is a wide trim at the porch. The replacement windows have not significantly compromised the ranch house's integrity.

**318. 3171 E. 33<sup>rd</sup> Street.** "T" Ranch, Traditional. c. 1950. Contributing. This house has a gable roof with side gable extension, and a front gable roof extension. The house is clad in brick and the entry is in a slightly recessed side extension. The entry door is a glazed slab with a storm door. The windows are replacements and all single or paired six-over-six double-hungs. Window sills are slip brick. The brick fireplace and chimney are front façade eave. The two single garage doors are glazed metal panel, segmented and overhead. There are sailor bricks which divide the brick from the vent in the front gable. The replacement windows have not significantly compromised the ranch house's integrity.

**319. 3163 E. 33<sup>rd</sup> Street.** Complex Ranch. c. 1950. Contributing. The house has a layered hipped-roof with a secondary hip front roof extension. The house cladding is painted brick wainscot and siding. The entry is sheltered under a roof extension and is slightly recessed in the front façade. The entry door is covered with a storm door. Windows have been replaced and are grouped three and four multi-pane casements, and a bay window with three single panes. The stone chimney is front slope. The double-wide metal panel garage door is segmented and overhead. The replacement windows have not significantly compromised the ranch house's integrity.

**320. 3121 E. 33<sup>rd</sup> Street.** Complex Ranch. c. 1951, c. 2000. Non-contributing. The house plan is complex with additions to the side and rear. The house has intersecting hipped-roofs on the main house, the split level hipped-roof and the two-story addition. There is also a shed extension of the principal roof over the entry area. The house cladding is painted stone wainscot and has both board and batten and horizontal siding. The entry door is

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slightly recessed in the façade that projects under the shed roof. It is a glazed panel. The windows in the main house are two-over-two double-hungs, or a large replacement multi-pane window by the entry. There is a side facade stone fireplace and chimney. The split-level portion has two large boxed out multi-pane windows with a steep hipped-roof sheltering them. The two-story addition has paired single pane windows and four garage doors which are metal panel, segmented and overhead. There is a recessed area in the two-story addition on the ground floor with a single pane window. Decorative details include shutters, metal hand rails and exposed rafter tails. The house is non-contributing because of inappropriate alterations.

**321. 3109 E. 33<sup>rd</sup> Street.** "L" Ranch. c. 1951. Contributing. This is a gable roof house with intersecting gables and layered gable extensions. The "L" is on the rear. The primary façade roof has a shed roof extension which shelters the porch and entry. The house is clad primarily in painted brick wainscot and beveled horizontal siding. One gable end wall with the brick fireplace and chimney is all brick. There is also a rear slope brick chimney. The glazed wood entry door under the shed roof faces side rather than the street. It has a storm door. Windows are two-over-two double-hungs. There are also two groups of three single pane windows. There is a second entry door on the "L" by the garage, also with a storm door. The two single metal panel garage doors are segmented and overhead. The shed roof is supported by porch posts.

**322. 3255 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. The hipped-roof house has cladding of crab orchard sandstone. There are two front secondary hipped-roof extensions. The partial façade porch is sheltered under the principal roof and the entry door is a glazed wood panel with a storm door. The windows are two-over-two double-hungs, and a group of three multi-pane windows. The stone chimney is front slope. The two single garage doors are wood, segmented and overhead. Decorative features include board and batten shutters, bracketed porch posts and open metal work hand rails.

**323. 3245 S. Florence Avenue.** No Style. c. 2003. Non-contributing. The house construction started in 2003 and is not yet completed. The house is flat-roofed on the side wings with two-story center portion which has a rounded roof with standing metal seam roofing. The wall cladding is EIFS. The windows are narrow single panes grouped in four with two square windows over these four. There is a vertical slot window above the entry door in the two-story portion. The entry door is a glazed metal slab. There is a rear crab orchard stone chimney at the rear of the rounded roof. The double-wide wood garage door is segmented and overhead. Curved concrete walls, which are attached to the house side wings, are stepped toward the entry and create an interior courtyard. There is a small low crab orchard stone wall in front of the entry area and outside the concrete walls. The house is non-contributing because its age does not fall within the period of significance.

**324. 3235 S. Florence Avenue.** "L" Ranch. c. 1954. Contributing. This hipped-roof house is clad in painted brick. The "L" is on the rear. There are two secondary front roof extensions. The flush façade entry door is sheltered under a roof extension and it is a wood panel with a storm door. The area by the entry is board and batten siding. Windows are two-over-two double-hungs, and two single panes with side multi-pane casements. The glazed panel wood double-wide garage door is overhead and segmented. Decorative items are the stone column porch post, scalloped garage windows, and shutters.

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**325. 3223 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. The house has layered hipped-roofs with a secondary front hipped-roof extension. The house is clad in crab orchard sandstone. The partial façade porch and entry are sheltered under the roof extension. The entry door is wood panel, and there is a second entry door by the garage which is a glazed wood panel with a storm door. There is a rear slope stone chimney. Windows are two-over-two double-hungs; two single multi-pane windows; two single pane picture windows, one with multi-pane side casements; and one with side two-over-three double-hungs. The two glazed wood panel garage doors are segmented and overhead. There is a band of vertical siding above the doors. The bracketed porch posts are open metal work and rest on a low stone wall.

**326. 3211 S. Florence Avenue.** Linear Ranch. c. 1954. Contributing. This is a gable roof house with two secondary front gable roof extensions. The house is clad in regular coursed rough cut stone and the gable ends are vinyl siding. The slightly recessed entry door is sheltered by the roof extension. The entry door is a glazed wood panel with a safety storm door. The stone chimney is rear slope. The windows are replacements. They are single panes in pairs or a group of five. The two metal glazed panel doors are segmented and overhead. The open metal work porch post and railing are decorative. The replacement windows have not significantly compromised the ranch house's integrity.

**327. 3125 S. Florence Avenue.** Complex Ranch. c. 1954. Contributing. The hipped-roof house has two front secondary hipped-roof extensions. The house is clad in crab orchard sandstone. A partial façade porch and the entry area are sheltered under the principal roof. The slab entry door has a storm door and faces the side rather than the street. The porch area has vertical siding. The windows are replacements. There are one-over-one double-hungs, single and a pair in a façade recessed area near the garage. Also there are multi-pane casements and a multi-pane picture window with two-over three double-hungs on either side. The stone chimney is rear slope. The metal panel double-wide garage door is segmented and overhead. The replacement windows have not significantly compromised the ranch house's integrity.

**328. 3113 S. Florence Avenue.** c. 1954. "T" Ranch. Contributing. This house is hipped-roof with two secondary front hipped-roof extensions, and a large hipped-roof porte-cochere on the front façade. The porte-cochere is supported by stone columns at the house, and three stone columns at the front eave. The "T" is on the rear. The entry door is a slab door with a multi-pane side light, and the entry area is recessed under the porte-cochere roof and has vertical siding. The house is clad in crab orchard sandstone, and stone wainscot and vertical siding. Windows are replacements. They are one-over-one and two-over-two double-hungs, fixed single panes with side single pane casements, and paired single pane casements. There is a small multi-pane circle window and a fixed picture window in the entry area with multi-pane side casements. The stone chimney is ridge. There are short stone columns with wood rails near the street. The replacement windows have not significantly compromised the ranch house's integrity.

**329. 3105 E. 38<sup>th</sup> Street.** This address is now part of 3730 S. Florence Place yard. A house was at this address in 1957. Noncontributing due to alteration.

**330. Flower Bed at East 31<sup>st</sup> Street and South Gary Avenue.** c. 1951. Contributing.

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**331. Culvert Wall at 3133 East 38<sup>th</sup> Street.** c. 1951. Contributing. This is a Colorado pink sandstone culvert wall on the north side of East 38<sup>th</sup> Street.

**332. Culvert Wall at 3636 South Florence Place.** c. 1951. Contributing. This is a painted sandstone culvert wall, on the west side of South Florence Place.

**333. Tree Island at 37<sup>th</sup> and Florence Place.** c. 1951. Contributing.

**334. Tree Island at 39<sup>th</sup> Street Cul-de-Sac.** c. 1956. Contributing.

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## SUMMARY

The Ranch Acres Historic District is eligible for the National Register of Historic Places under Criterion C, as an excellent example of an intact post-World War II ranch house subdivision. It has a high degree of integrity with almost ninety percent (89.8%) of the residences contributing. The Ranch Acres housing, landscape, and subdivision plan was the ideal home location for many of Tulsa's up and coming young professionals who aspired to live the modern life. When constructed, it was a ranch house neighborhood that symbolized modern living with simplicity, privacy and informality in a setting close to nature. It was designed to attract those who could purchase above average housing. Ranch Acres was Tulsa's earliest ranch house subdivision that provided extra large lots and streets that conformed to the topography instead of a grid-based pattern. It became largest single development of post war luxury homes in Tulsa. This spaciousness allowed most of the subdivision's ranch houses to sprawl across their lots and gave individuality to the houses in a unique naturalistic landscape. As ideal ranch houses, they provided privacy for owners and the informal lifestyle so desired after the war. Ranch Acres, through its landscape elements and housing, demonstrates a clear sense of cohesiveness and compatibility in designs, settings, materials, workmanship, feeling and association.

## BACKGROUND

Before World War II began, Tulsa was similar to other cities across the United States struggling economically at the end of the Depression. Tulsa had a significant problem because the city had been a one-industry community dependent on oil. Once the sole source of wealth for many in the community, oversupply depressed the oil market and left those whose livelihood depended on the oil living in difficult times, especially the oil workers who lived in working class neighborhoods. With such conditions, the city's population stagnated.

The Ranch Acres neighborhood cannot be understood without some background of pre-war housing in Tulsa. For the many who did get rich from the oil fields, plenty of developers were available to build their luxurious new houses in new subdivisions close to downtown, but few developers ventured to built houses for the less well off. Oil money encouraged the development of areas of expensive homes, but the solid working class had little affordable housing. The lack of and disparity of housing was a considerable issue for the city. When the United States entered World War II, the housing shortage was a problem especially when Tulsa sought to secure lucrative defense contracts which were going mainly to firms on the east and west coasts. The city's housing shortage detracted from the community's ability to compete for defense contracts. With few places to house workers, new defense plants were not locating in Tulsa. This shortage played an important role because it affected how Tulsa's future housing stock would emerge.<sup>16</sup>

The housing situation helped the city make a successful effort to secure wartime housing in 1941 when the federal government agreed to construct hundreds of new dwellings. Most of what was constructed was done cheaply though, and it would provide little appeal for ready home buyers after the war.<sup>17</sup> With houses to shelter

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<sup>16</sup> This history provides the background for why Ranch Acres was able to come into existence.

<sup>17</sup> Goble, Danney. Tulsa! Biography of the American City, (Tulsa, OK: Tulsa Oaks Books, 1997), 171. Also see Courtney and Glen Vaughn Roberson. City in the Osage Hills (Boulder, CO: Pruett Publishing Co., 1984), 145.

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new workers, however, Tulsa was in a better position to solicit war time defense dollars. In 1941 Tulsa was chosen as a site for Douglas Aircraft Company for the production of bombers, and Spartan Aircraft Company built trainer aircraft and trained pilots. By 1945, and for the first time in Tulsa's history, large numbers of workers were employed in non-oil related manufacturing.<sup>18</sup>

At the end of the war, Tulsa's war-associated economy continued to thrive by migrating into peacetime industries. Spartan School of Aeronautics trained airplane mechanics in the United States and from other nations; Douglas Aircraft continued building bombers, as well as Nike, Thor and Minuteman missiles. Douglas merged with McDonnell Aircraft in 1967 and grew even larger. American Airlines began concentrating all its maintenance operations in Tulsa in 1950. These production and manufacturing giants, along with the side industries that supported them, provided many new jobs for the well-educated and upper middle-class residents. The emergence of these industries should be not underestimated in the roll they played in the development of Tulsa's housing stock. These industries brought a different level of workers into the city than the early oil business had. Engineers, geologists, attorneys, accountants, and research scientists were in Tulsa to serve the now maturing oil industry and the emerging aeronautics companies. By the 1950s, Tulsa was home to more engineers and scientists per capita than any city in America.<sup>19</sup> These new Tulsa residents would place a different demand on housing – housing that a subdivision like Ranch Acres could provide.

Tulsa's growth and the influx of new residents meant that developers would respond by platting new subdivisions further away from the city center. Their ability to do so was determined by two significant factors. One was the ability to mass produce, and the other the use of the automobile. Builders had learned new skills during the war and they could build faster and at less cost with new technologies. They learned to use prefabricated products, heavier and more efficient power tools, prepackaged windows and doors and factory-built cabinets. They embraced new building products such as asphalt shingles. When the war was over, in Tulsa as everywhere else, they were ready to build more standardized houses with mass-produced and prefabricated components.

The rise in automobile use aided the spread of Tulsa, particularly to the south and east, and the car made the diffusion of housing tracts possible. Shopping centers began to appear which offered a highly sought after amenity – acres of parking. Shopping centers could draw consumers from the nearby neighborhoods and from surrounding rural areas who could avoid a trip to downtown where there were too few places to park. The construction of this type of shopping center which catered to large numbers of automobiles was different than what Tulsa had experienced in the past as the town had grown outward. Most shopping areas that developed in places away from downtown had spread along street corridors.<sup>20</sup> Pedestrians could access these on foot, trolley or bus. If using an automobile, there was limited parking along city streets in front of stores, rather than in large lots which surrounded a place of business. The spread of shopping centers continued as housing tracts spiraled

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<sup>18</sup> Goble, 167-171.

<sup>19</sup> Goble 187.

<sup>20</sup> A good example of this is the corridor shopping which sprang up in the 1920s along 6<sup>th</sup> Street just east of the downtown area. Today, the vacant shops are still present, but there is now no street parking as it has been preempted for a traffic lane.

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outward and residents with automobiles commuted to their jobs.<sup>21</sup> Utica Square was the first shopping center in Tulsa, constructed in 1952 with acres of parking, and in 1954, Ranch Acres Shopping Center had been completed. By the early 1960s, Tulsa work force might work in the town core, but lived and shopped somewhere else.

Tulsa enjoyed prosperity after the war as consumers bought what they could not during war restrictions, such as houses. The Federal Housing Administration passed the G.I. Bill in 1944, and provided government guaranteed mortgage loans for returning servicemen and women. Men and women could buy houses that they could not have before the bill was passed, and builders were willing to respond to their demand for residences. The profile of those looking for new homes in Tulsa at the end of the war included the up-and-coming in the city. Doctors, dentists, lawyers, university professors, oil drilling company executives, grocery store owners, and department store owners; they included those in the management of public utilities, real estate investment companies, as well as the influx of educated and well-paid professionals drawn to Tulsa by the defense industries.<sup>22</sup> The ranch house represented an image that captured the promise of new possibilities for individualism, self-determination, ease and convenience, informality, and wide open spaces. The ranch house in Tulsa represented the future and the new Ranch Acres subdivision appeared at the right time with homes for the now-flourishing with money to spend. The ranch house was becoming popular across the United States with consumers, and Tulsa developers who had traveled on the coasts also recognized that this house form and its possibility for mass production would change the type of houses they built.

One individual, I. A. "Jake" Jacobson, was integrally a part of the war process, having worked as the assistant director of the War Assets Administration in Tulsa.<sup>23</sup> Savvy to the need for housing and knowledgeable about processes available for the mass construction of houses, Jacobson established his company, Lifetime Buildings, Inc., in 1946. His knowledge of the housing demand for returning G.I.s was evident in his attempt to provide economical housing. In April 1946, Jacobson built and put on public display what he considered at the time to be Tulsa's nomination for the housing unit which would solve the nation's shortage of suitable places to live for men and women. It was an all-steel, 300 sq. ft. house containing a kitchen, dinette, bath and combination living and bedroom. It even had a fireplace and it was portable. It was modernistic steel construction and the little structure was designed to sell on a mass-produced basis for \$2,500 each (about \$26,000 today). The housing shortage was critical, but so was the shortage of steel. His small homes were never produced and Jacobson turned his attention to building homes that could capture a different market – those that had money to spend.<sup>24</sup>

Jacobson's ideas for a ranch house subdivision came from his travels to get ideas for possible new housing. He wanted to avoid the G.I. housing image seen in places such as Levittown (1947-1951) where a "cookie cutter" approach was used for tract housing development. Jacobson noticed in California and Arizona the popularity of

<sup>21</sup> Vaughn-Roberson's book claims that forty new shopping centers developed in Tulsa between 1945 and 1950, 150. It is most likely that these were strip-type developments, since the first large shopping center did not open until 1952.

<sup>22</sup> Ranch Acre residents provided this profile of those who originally had lived in the neighborhood and in some cases, continue to live there.

<sup>23</sup> Vertical Files, Tulsa City and County Public Library. Tulsa Housing Subdivisions Folder, Ranch Acres, Newspaper clipping.

<sup>24</sup> Tulsa Tribune, September 1954.

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the ranch style. "Ranching seemed pretty popular those days, so we combined the names – ranch with acres."<sup>25</sup> Modest transitional and tract ranches had started to appear in Tulsa after 1947, and realtors were noting how they were favorites among new home buyers.<sup>26</sup> Tulsa houses had been almost all two-story until 1947, but Jacobson's vision for sprawling one-story ranches was in tune and timely with Tulsan's interest in the ranch house.<sup>27</sup>

Jacobson had been approached about buying property "way out in the country" by Ben Kirkpatrick. Kirkpatrick owned a Tulsa real estate investment company and his suggested site was East 31<sup>st</sup> Street and South Harvard Avenue. Part of the first Ranch Acres plat was owned by the Sand Springs Home, oilman Charles Page's investment organization used to fund an orphanage. The area was undeveloped and Page had used it for hunting and riding. There was also a small lake present near what is now East 38<sup>th</sup> Street and the 3700 block of South Florence Place.<sup>28</sup> Kirkpatrick purchased the Sand Springs Home property in 1949 and transferred it to Jacobson almost immediately. Other parcel owners who sold to Jacobson were Charlotte and Elfred Beck and E. N. and Jessie Holmes. Beck was involved in the oil business and had farm land in the area, and Holmes was the Vice President of Federal Security Savings and Loan.<sup>29</sup> The area was outside the city limits at the time, but the march of homes east and south of Tulsa was moving in the same direction.<sup>30</sup>

The engineering company of Owen and Mansur was hired to lay out the subdivision in the hilly area, platting streets and lots for construction. Owen is credited with going out of the way to preserve trees and the natural contour of the land. He accomplished this by laying out gently curving streets and developed housing plateaus along these streets which emphasized the natural beauty of the acreage.<sup>31</sup> Jacobson also believed that the extensive wood areas and rolling topography would bring out the best in residential design and many of the lots would enable a family to create a protected "country estate" since the tract had many large native pecan trees. He intended to build most of the houses, although he made a number of lots available to other builders.<sup>32</sup>

A drawing in a newspaper article emphasized to the buying public Ranch Acres' physical assets.<sup>33</sup> Trees, the curving streets and Upper Joe Creek are evident in the section of land purchased from the Sand Spring Home.

<sup>25</sup> Tulsa World, "Ranch Acres – Quiet Neighborhood Matures Gracefully," February 19, 1990. Jacobson noted that the ranch architecture if modified into ranch homes would be well accepted in Tulsa. Clipping from the Ranch Acres Scrapbook, courtesy of Sharon Braly.

<sup>26</sup> Tulsa Sunday World, November 6, 1949.

<sup>27</sup> Tulsa Garden Club History of Ranch Acres, provided by Marketa Felts, June 19, 2007. Hand written document with information provided by year.

<sup>28</sup> "Map of Tulsa, Oklahoma and Vicinity." 1947 Main Street Publications, 4511 East 5<sup>th</sup> Street, Tulsa Oklahoma. The map is from the uncatalogued box of Tulsa Maps at the University of Tulsa Library Special Collections Department.

<sup>29</sup> Tulsa County Land Records.

<sup>30</sup> Because of the location, owners had a special \$300 assessment fee for fire protection. Notes provided by the Ranch Acres Garden Club.

<sup>31</sup> Klein Mansur. Mr. Mansur was partner with Owens in the engineering company. Telephone interview July 9, 2007. This is also confirmed in the history of Ranch Acres Garden Club. The company later became Owens, Mansur and Steele.

<sup>32</sup> Vertical Files, Tulsa City and County Public Library. Tulsa Housing Subdivisions Folder, Ranch Acres.

<sup>33</sup> Ibid. The drawing is a photocopy from the files and is only partially complete. The newspaper date is probably in 1949, since the first plat was filed in that year.

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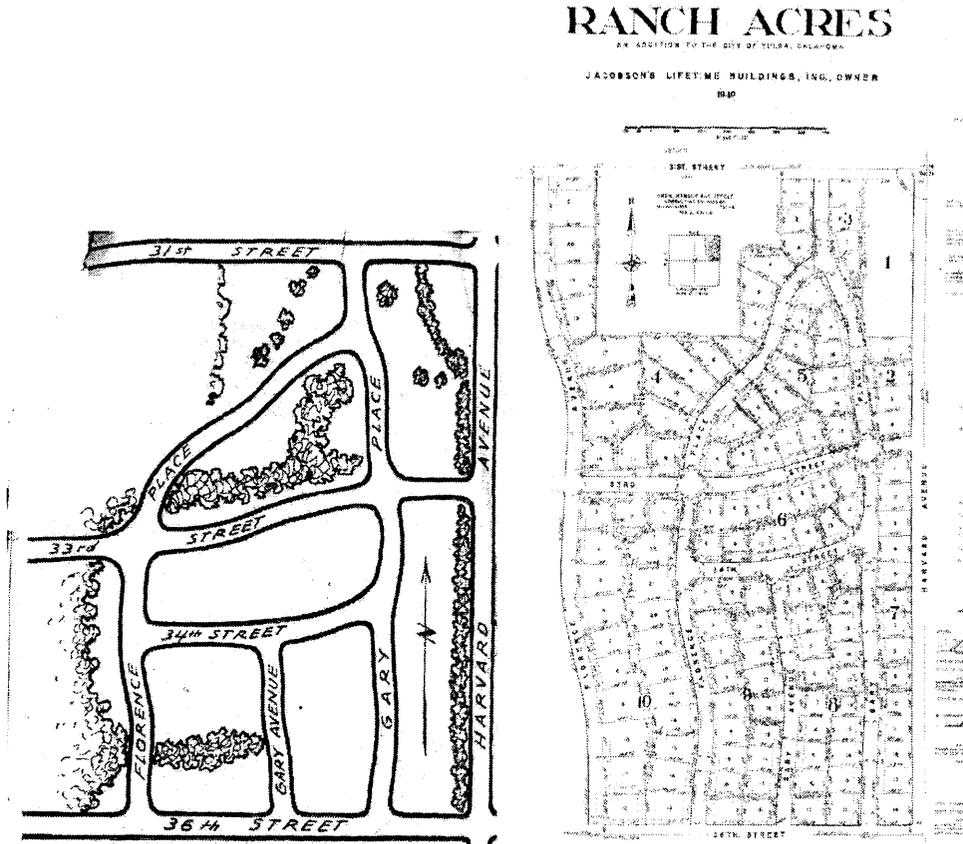


Figure 2. Early 1949 Ranch Acres Layout and the 1949 plat.

Jacobson filed Ranch Acres Plat 1 in September 1949, and immediately built five houses to sell. He began to promote the area by hosting free barbeques to attract potential buyers. He also built a house at the corner of East 31<sup>st</sup> and South Gary Place as a real estate and construction office, and the house is still used but today as a dentist's office. The immediate success of Ranch Acres was evident in sales, and in early 1951, Jacobson's company began to purchase property for Plat 2 which was filed in October 1951.<sup>34</sup> Within five years, Jacobson had purchased all of the property from 31<sup>st</sup> to 41<sup>st</sup>, which included 182 acres. Plats 3 and 4 were filed in 1953, and 1956. It became largest single development of post war luxury homes in Tulsa. The newspaper called "Ranch Acres" a magic name because its ranch style architecture was so attractive to the people of Tulsa.<sup>35</sup> The same article noted that all the subdivision houses "had masonry or masonry and frame construction, and all have cedar or cedar shake shingles. Lots are such size that there is plenty of room between houses. There is no

<sup>34</sup> The list of his companies included Jacobson's Lifetime Buildings, Inc, Jacobson Company, Realtors, Jacobson-Evans Stone Company, Inc., and Jacobson Investment Co., Inc. The Jacobson-Evans Stone Company in Lyons, Colorado, supplied the Colorado pink stone used on the Ranch Acres houses, and in the Ranch Acres shopping center.

<sup>35</sup> Ranch Acres Scrapbook. Newspaper clipping, "Ranch Acres 'Magic Name', 350 Homes Erected in Luxury Addition." Tulsa Daily World, September 23, 1954.

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crowded “look” to the development and definitely its fresh air, wood and green setting lends authority in its name of Ranch Acres.” 1950s photo shows off these qualities, as well as one of the street tree rings.



c. 1950 Ranch Acres at East 37<sup>th</sup> Street and South Florence Place.<sup>36</sup>

Jacobson became a leading developer in Tulsa. He was president of the Tulsa Home Builders Association in 1951, and on the board of the National Association of Home Builders beginning in 1950. He entered two of his Ranch Acres homes in a national contest for house designs in 1954 and continued to promote his development.<sup>37</sup>

Ranch Acre homes were not inexpensive – they ranged in price from \$25,000 to \$100,000 in 1954. In today’s dollars the prices would be from \$210,000 to \$850,000 which are well above what most average home buyer could purchase now or then.<sup>38</sup> It is little wonder that the neighborhood attracted Tulsa’s up and coming professionals and businessmen, those who could afford to purchase their ideal home for modern living. Ranch Acres offered them access to own a sprawling ranch house on a spacious lot. Sales were also helped by the construction of a new school, Edison, which was finished in 1954, just south of Ranch Acres on East 41<sup>st</sup> Street.<sup>39</sup>

Modern living in Ranch Acres meant having air conditioning, a full complement of built-in kitchen appliances with “such prominent brand names as Western Holly and General Electric.” The houses had a range of built-in cabinets, utility rooms, and walk-in closets. Master bedrooms came with their own bathrooms (with two levels of soap trays “for the convenience of the bather.” The brand names for medicine cabinets, overhead garage doors, the air-conditioners, etc., were proudly marketed as indicators of the quality of construction and the

<sup>36</sup> Beryl Ford Photo Collection, Tulsa City and County Public Library. The planter in the street is a contributing element in the district.

<sup>37</sup> *Tulsa Daily World*, September 19, 1954. These homes were at 3707 South Florence Place, and 2934 East 39<sup>th</sup> Street.

<sup>38</sup> <http://www.minneapolisfed.org/research/data/us/calc/>. This website calculates values from any years into today’s equivalent. Referenced July 18, 2007.

<sup>39</sup> Interview with Ranch Acres resident Ms. S. Kobey, July 27, 2007.

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“livability” of the houses. Indeed, those purchasing new homes in Ranch Acres were getting the latest technologies and the latest products available on the market.<sup>40</sup>

By 1954 Jacobson had constructed the last of the houses he would build in the neighborhood in just a five year period. Considering that he constructed approximately seventy-five percent of the homes, it was rather an amazing accomplishment. Jacobson had a vision for Ranch Acres though that included more than just the housing tract. He envisioned a shopping center nearby so that residents could shop close to home. In 1953 he announced his plans for both a new medical and shopping center just east of Ranch Acres.<sup>41</sup> He finished both the half million dollar Ranch Acres Medical Center and the two and one-half million dollar Ranch Acres Shopping Center in 1954. The medical center was at the southwest corner of East 31<sup>st</sup> Street and South Harvard Avenue on the commercial lots included in the first plat. The shopping center was at the southeast corner of the same intersection. The exterior of both the medical and shopping centers conformed to the décor of Ranch Acres neighborhood, visually uniting the neighborhood with commercial and service buildings. The center and medical building were clad, as were many of Ranch Acres houses, in the Colorado pink sandstone which helped give the subdivision an element of unity throughout. Unfortunately, Jacobson’s medical center is no longer extant, and the shopping center has lost its integrity through major renovations and modifications such as the resurfacing of the Colorado pink sandstone with brick.

## ARCHITECTURAL SIGNIFICANCE

The ranch house is one of America’s housing success stories and it was certainly a popular house form in Tulsa. It is an iconic housing form, the result of technological, cultural and economic forces that made it possible. Its form is a synthesis of modern architecture using modern building techniques, materials and prefabrication systems. The house form and these construction methods made its wide distribution possible and thus it provided much needed and decent housing for many people.

The ranch house has a mix of historical precedents and is an adaptation of ideas from several sources. Frank Lloyd Wright’s Prairie style, while mostly on two-story houses, had gently sloping roofs rather than steep ones. The style had wide eaves that projected over windows to provide shelter for bands of casement windows and to emphasize horizontal lines. Wright also created more open floor plans allowing rooms to flow together by eliminating unnecessary walls and doors. Craftsman houses or California bungalows also had low-pitched roofs but they were one-story houses and they contributed informality and openness into new thoughts about housing, and that houses should be attuned to a family’s needs.<sup>42</sup> Wright’s Usonian houses were also homes designed for families but he was interested in building beautiful homes for families of moderate income. In other words, a kind of house for everyone, much like the ranch would become. These architectural hearths were in conflict with the popular traditional housing of the time which was much more formal and focused on symmetry. Traditional housing was, as some architects observed, two story boxes with boxes (rooms) inside.

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<sup>40</sup> Ranch Acres Scrapbook. A page called “Livability” has a flyer “Livability of the Homes Sold . . . .,” written for speculation houses that were on for sale.

<sup>41</sup> Tulsa World, March 19, 1953.

<sup>42</sup> Samson, Katherine. Ranch House Style, (New York, NY: Clarkson Potter Publishers, 2003), 13-14.

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Wright built his Usonian house in 1936, and it was one story, L-shaped, flat-roofed and nearly windowless in front except for clerestory windows. The back of the house was entirely open with full length glass doors. Wright built privacy and freedom of movement within the house. The house became an inspiration for later aspects of ranch house architecture.

Economic troubles spawned by the Great Depression also fostered new ideas in housing. William Wilson Wurster, a San Francisco architect, responded to the Depression by designing smaller houses so that they felt larger than they were. These houses were transitional in their details using double hung windows and shutters, while incorporating modernism into the house's open plans.<sup>43</sup> Wurster found a way to mediate modernism with more traditional elements that were familiar to people.

Cliff May, long associated with California Ranch House designs, incorporated elements of California hacienda dwellings into houses that he had known as a child. An important element was ventilation. May's houses had at least two, some times three sides so that breezes could blow through the house. May incorporated many modernist concepts into his designs such as slab foundations, the use of machine-made and prefabricated components, and new materials such as plastics, but May also understood as did Wurster that most Americans rejected modernist houses as too abstract and cold.

Early prototype ranches emphasized the concept of living both indoors and outdoors at the same time. Patios had large window walls or sliding glass doors that could be opened to merge an interior living area with the private back yard and the patio area. The house still faced the main street, but the family area focused on the rear, many times in a sheltered U-house form. House construction generally was such that house wings or the siting of the house protected this private space from the street and eyes of the public. The once used and popular front porch of more traditional homes disappeared on the ranch house. Instead of a large welcoming porch and open entry, the ranch house generally has a recessed, small and sheltered entry under the principal roof. Entry doors often face to the side of the house rather than the street, suggesting a very private world inside. The ranch, although having a wide street frontage, turns its back on the street.

May proved that ranch houses would be embraced by Americans when he built his G.I. Ranch House in 1945. It was 1000 square feet, but it had an open plan which made it comfortable and livable. Indoor and outdoor spaces merged through sliding glass doors, picture windows and skylights. He used board and batten siding for a rustic quality, exposed beams, and a relaxed layout of space. It was House Beautiful's "Pacesetter House for 1947."<sup>44</sup> The spread of May's ranch house designs was due in part to the promotion of the ranch house by Sunset Magazine. May wrote, Western Ranch Houses, which was published by Sunset in 1946. The house form's introduction into Oklahoma may have also been encouraged because May built a rambling ranch in Bartlesville for H.C. Price in 1948-49. It may have helped to capture the imagination of some Tulsa builders to see an example of May's high style ranch in the area.

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<sup>43</sup> Ibid, 17.

<sup>44</sup> Faragher, John Mack. "Bungalow and Ranch House: The Architectural Backwash of California," The Western Historical Quarterly, Vol. 32, #2, June 23, 2005, 21-24.

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The ranch house name derivation is often credited from the working ranch house or composition of buildings situated often on the prairies. The suburban translation was that the home needed a large yard to create that sensation of the space of the prairies. The long side of the house faced the street suggesting that using so much land should be no issue. The front of the house protected everyday uses that went on behind the house from the mundane of washing clothes to entertaining friends out of doors. Regardless, the house was a departure from traditional housing that most Americans were ready to make.

The Prairie style, the Usonian house, and the modern house were all powerful influences although they never reached the popularity or distribution of ranch houses. What these predecessors did however, was to provide the basic elements that define now what the ranch house style *is*. The 1950s ranch house emerged from the synthesis of past influences, styles and ideas to exhibit certain characteristics. The houses are low, ground hugging structures; they spread out and “ramble” across space; they are defined by rustic elements such as board and batten siding, shake roofs, porches along the sides of the houses or are recessed into the house structure itself; they use natural materials such as brick and stone both inside and out; they have open floor plans; and they emphasize privacy for the home owner.

The media helped promote the ranch as a way of living through movies, books, television and magazines. It was a house style that was mass marketed because it could be mass produced. It was single story, making it easier to construct than a platform frame two-story house. The ranch house was represented in a range of new images that suggested new possibilities: rugged individualism, self-determination, ease and convenience, informality, and wide open spaces. Those returning from World War II who wanted to focus on new possibilities saw ranch houses as representing the future.

After winning World War II, the nation’s housing shortage and demand created a construction boom. Pent up demand from lack of building materials, and a desire to focus on a more certain future created the largest surge of home construction since the 1920s. The media had suggested that the American home was, after all, what fighting the war had been all about. The demand for housing that came with returning service men and women may have proved the idea to be right, or at least the media had successfully created the notion that it was.<sup>45</sup> The media certainly helped create the American dream of home ownership.

With the passage of the G.I. Bill in 1944, and the increase in mass production techniques, the war industries were ready to switch to building homes. Standardized building products such as the size of sheetrock or preassembled windows units made construction cheaper and faster. Instead of contractors building five houses a year, developers moved to the outskirts of town to inexpensive sites and changed building practices from custom building to mass production. Instead of carpenters building an entire house, specialists emerged such as framers, or concrete workers – those who only did part of the construction job and then moved on to work on another project. The post-World War II period was an ideal time for the ranch to become a mass housing product. The past efforts of architects to form new ideas about housing, changes in cultural, technological and economic

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<sup>45</sup> Adamson, Paul . Eichler/Modernism Rebuilds the American Dream (Salt Lake City, UT: Gibbs Smith Publisher). Forward by Gwendolyn Wright, “Reconstructing Suburbia,”10.

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forces, an unprecedented demand, and the desire for less formal life styles, all aligned at the right moment to ensure the spread of the ranch house.

In Tulsa the post war industrial complex provided the economic engine to ensure that there would be buyers for housing and a new group of well-off that were not necessarily associated with Tulsa's oil economy who could buy in Ranch Acres. Ranch house tracts spread in cities all over the United States as they did in Tulsa. One estimate is that seventy percent of American homes built in the twenty-five years after World War II were ranch houses.<sup>46</sup> Another suggests that in 1950, every nine of ten houses constructed were ranches.<sup>47</sup> The house form appealed to all classes of people, and builders successfully adapted the house form in tracts that varied the price of ranch houses for a range of consumers.<sup>48</sup> Many ranch house tracts were planned not just for housing, but new communities within communities with their own parks, schools, churches, and nearby shopping centers. Jacobson's Ranch Acres Shopping Center and medical center were examples of just such extended subdivision services.

The construction of Ranch Acres occurred at an opportune time in Tulsa's post world war period. A newspaper article in 1949 outlined housing trends in the city at the same time Jacobson made his announcement about his new planned subdivision. The article noted that there were three ranch housing areas either developed or in process, all in the southeastern part of Tulsa and to the west of what would be Ranch Acres. These were the Adams Estates, Oaknoll and Timberland. Prior to World War II, this area was vacant, and the blocks drawn on the 1940 Figure 2 map would never materialize.<sup>49</sup>

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<sup>46</sup> <http://www.nahbmonday.com/consumer/issues/2006-12-12/5.html>. This website is House Keys, which provides "consumer news from America's homebuilders." Referenced July 26, 2007

<sup>47</sup> <http://www.slate.com/id/2163970>. Slate Magazine. Referenced July 26, 2007.

<sup>48</sup> Hess, Alan. *The Ranch House*. (New York: NY, Harry N. Abrams, Inc.), 11-17.

<sup>49</sup> Note that housing to the north is not ranch type housing, rather large, two-story houses constructed during the 1920s.

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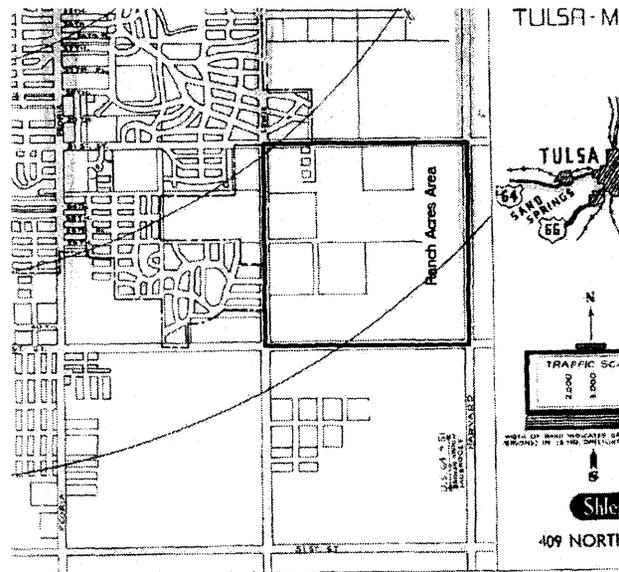


Figure 2. 1940 Traffic Circulation Map, Traffic Audit Bureau.

Adams Estates subdivision was the most complete of the mentioned subdivisions in 1949 with one-hundred and twenty-five ranch houses. These were mostly the small early and massed transitional ranch form, designed to fit on small lots, close together, although many had one-car garages. The houses have traditional details but there is little continuity in design, materials, workmanship, feeling and association in these rather modest homes.

The Oaknoll subdivision also had houses under construction and while the houses were more mixed in size, many were only slightly larger than found in Adams Estates. Most of these houses have two-car garages, but they still sit tightly together on lots aligned to a grid street system. There is also little continuity in design, materials, workmanship, feeling and association in these homes.

By 1949, Timberland, which is closest to the Ranch Acres area, had thirty-seven houses under construction and this subdivision had somewhat larger lots and houses, but these houses too sat somewhat close together on primarily a grid street system. These also lack the continuity of design materials, workmanship, feeling and association that is so noticeable in Ranch Acres although the houses are more similar to Ranch Acres than the previous two subdivisions. Houses in this subdivision today are being demolished for the construction of large multi-story homes. Figure 3 is a 1948 map of Tulsa shows the development in the Ranch Acres area and the location of Timberland.

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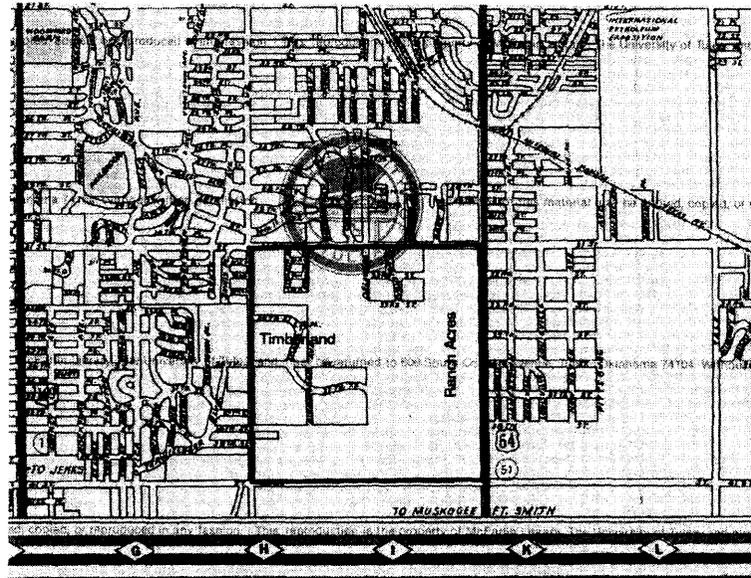


Figure 3. D.X. Map of Tulsa, Oklahoma and Vicinity, 1948.<sup>50</sup>

Also according to the 1949 newspaper, “lower price” homes were the major portion of construction in Tulsa.<sup>51</sup> These were homes that fell within the \$6500 to \$9000 range, compared to Ranch Acres range of prices, which were at first priced from \$15,000 to \$35,000 but then quickly moved into the \$25,000 to \$100,000 range. Most lower priced homes, even those built in very small numbers were early small transitional ranches, some with one car garages and some without, mostly without decorative features, but all were one story.

Plats were registered on the east side of Harvard and east and south of the land that would eventually be close to Jacobson’s shopping center, such as Dartmore Addition whose plat was registered in 1947.<sup>52</sup> In fact the 1948 map in Figure 3, and a 1952 map in Figure 4 show that there was a significant amount of housing east of Harvard between East 31<sup>st</sup> Street and East 41<sup>st</sup> Street, though the housing differed significantly from what Jacobson had in mind – it was nearly all the tract type housing which he wished to avoid.

<sup>50</sup> While streets are shown on the map in the area, they are not the streets that were eventually developed.

<sup>51</sup> Tulsa Sunday World, November 6, 1949.

<sup>52</sup> Most of these houses are now gone with apartment infill.

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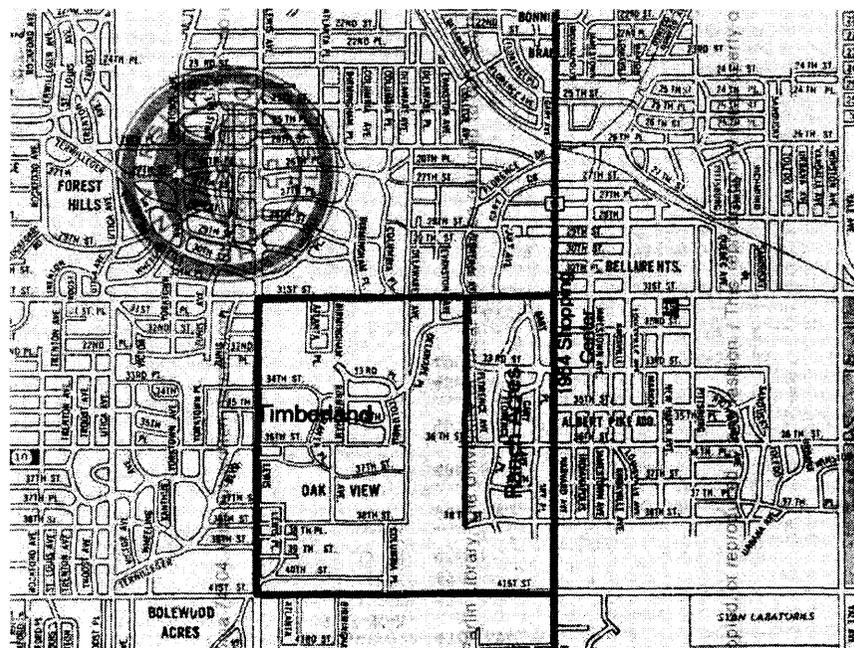


Figure 4. Ashburn's Tulsa City Map, 1952.

Still typical of development in Tulsa today, additions hop-scotched over one another as the community spiraled outward.<sup>53</sup> Subdivisions were marching east and south from the center city into the Ranch Acres area rather quickly as demand for housing was high. Construction patterns followed in these areas much as they did in Ranch Acres with developers and builders taking several years to complete housing within the plats.<sup>54</sup>

The 1954 Ranch Acres Shopping Center was certainly located at an optimal position within the rapid spread of Tulsa housing. While it is difficult to prove a direct connection, the presence of this popular place to shop is likely to have encouraged further housing development that is difficult to measure, but perhaps more importantly for developers, it likely encouraged the purchase of homes around the area since quality shopping was so close by. Shopping center stores included a large Safeway, TG&Y, Crawford Drugstore, Ray Allen Shoes, El Mar sports shop, C. R. Anthony's, Empire Furniture, Standard Electric Supply, Buhl Cleaners, Western Beauty and Barber Shop, Ranch Acres Beauty Shop and Oklahoma Tire and Supply.<sup>55</sup>

It is possible that Charlene Estates to the west of Ranch Acres, platted by Charlotte and Elfred Beck in 1952, was also influenced by Jacobson's efforts. The Becks had sold Jacobson land in 1949 for Ranch Acres Plat 1, and

<sup>53</sup> Prior the World War II the city moved eastward between East Archer south to East 21<sup>st</sup> Street.

<sup>54</sup> In 1953, the city limits on the south were at East 41<sup>st</sup> Street.

<sup>55</sup> This is from a newspaper clipping, but the name of the paper was not given. Dated September 3, 1954. From the Ranch Acres Scrapbook.

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their remaining property was in prime position to take advantage of Jacobson's attractive new subdivision's surroundings. Charlene Estates was sandwiched between Ranch Acres and the 1949 addition of Timberland which also had somewhat larger than average homes. Charlene Estates is the undeveloped parcel to the west of Ranch Acres in the 1952 map in Figure 4. Today it is reminiscent of Ranch Acres with larger homes on larger lots, however, Charlene Estates has its own personality and collection of ranch houses, and is worthy of further review as a potential historic district.

The area around Ranch Acres in 1955 appears nearly complete although the last plat had yet to be filed, and South Florence Place and East 38<sup>th</sup> Street were not through streets.<sup>56</sup>

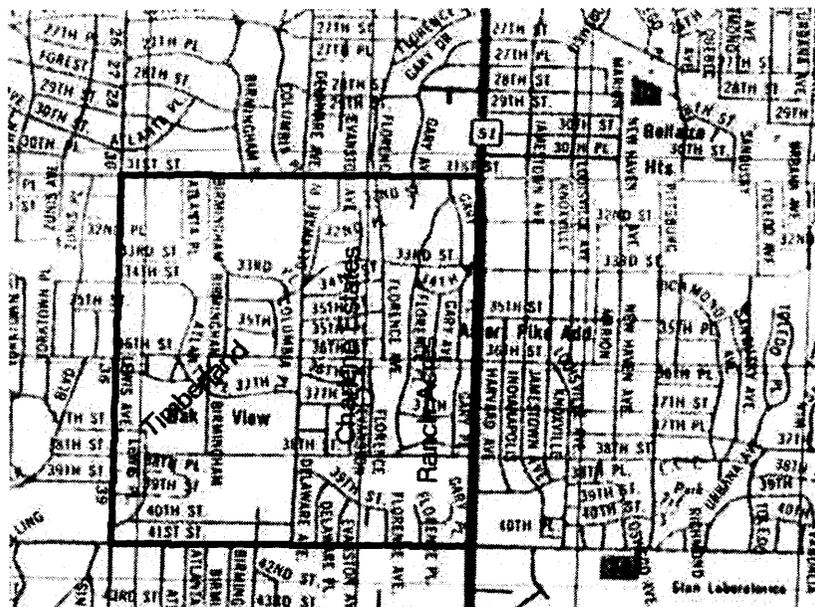


Figure 5. Ashburn's Tulsa City Map, 1955.

A distinguishing factor in this historic neighborhood is the plat layout and use of the topography. Its essence captures the importance of nature in the new concept of modern living so promoted by magazines such as House and Garden, Better Homes and Gardens, and House Beautiful. These magazines emphasized that houses should "grow" out of natural landscapes so they could maintain the indoor/outdoor connection.<sup>57</sup> Ranch Acres is in the Little Joe Creek drainage area which is rolling and hilly, heavily canopied with trees, and the building sites for the most part are sited to promote the use of large and private back yards, and are situated on building platforms which take advantage of the topography. While houses whose back sides face South Harvard Avenue are an

<sup>56</sup> Ms. S. Kobey, interview. Ms. Kobey lives at E. 38<sup>th</sup> and S. Florence Place and remembers the dead end streets in 1953.

<sup>57</sup> Carrick, Robert W. "What is Leading us to Merge Indoors and Outdoors?," House Beautiful, Vol. 93, #7, July 1951, 40. Similar articles appear in House Beautiful in September 1948, Vol. 90, #9, 93, and February 1951, Vol. 93, #2, 80. Also see "A Small House That Acts Large," House and Garden, Vol. 93., #4, April 1948, 120. The article emphasizes that houses should contour to the shape of the land upon which they sit.

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exception to having absolute privacy from this busy street, they too have the advantage of the neighborhood's feeling, setting and have a distinct visual and character association within the neighborhood.

The "taste" magazines through the late 1940s and very early 1950s tended to promote most significantly the "American way of life," which Ranch Acres houses capture. House Beautiful defined this way of living in 1950 in the following points<sup>58</sup> which include the:

- Merging indoors and out by way of glass (access to patios)
- Dominance of family in how land was used (large back yards and patios)
- Insistence on privacy (cannot be seen by neighbors or from the street)
- Use of durable materials in construction and decoration (stone, brick, wood)
- Relaxed, friendly atmosphere by mixing old and new ideas (from the ranch house form in contemporary to Colonial)
- Absence of ostentatious show-offism (little formality in the front yard's organized space or overly large and formal yard attributes)
- The design of the house and land as one integrated thing (a defining factor in Ranch Acres house sites)

These same magazines, especially House Beautiful in pre-1950 issues, did not actually use the term "ranch house", rather it used the term "American house", arguing in 1949 that the new houses should not be labeled with a stylistic name since the house form was a merging of old and new architectural ideas that had virtues of both period and modern homes.<sup>59</sup> Better Homes and Gardens was offering ranch house forms as packaged plans with traditional elements such as shake cedar siding, Colonial shutters, etc. in 1949.<sup>60</sup> These plans for what the magazine called their "Five Star Homes," continued in 1952 to feature forms of ranch houses that had traditional elements rather than being contemporary or modernistic.<sup>61</sup>

House and Garden carried Cliff May's "Pacesetter" house, and the "Modern House with a Classic Air," which are both houses with more traditional features.<sup>62</sup> Ranch Acres houses are very similar in many ways to the "Modern House with a Classic Air" house with its "U" shape, openwork metal porch posts, rear patio, and Colonial references. Ranch Acres houses found most often in the district are more frequently forms of William Wurster's or Cliff May's interpretation of the ranch, although they are not small homes. They are mostly modern houses mediated with familiar traditional construction elements. They predominate in the district rather than the stark contemporary or modernistic houses which many magazines tended to feature quite often.

<sup>58</sup> "American's Emerging Pattern of Living," House Beautiful, Vol. 92, #5, May 1950, 148.

<sup>59</sup> Gordon, Elizabeth. "The New American Look," House Beautiful, Vol. 91, #3, March 1949, 118.

<sup>60</sup> "Designed for Expansion," Better Homes and Gardens, Vol. 27, # 10, June 1949, Five Star House Plans #1906, 49, and "Lots of Space to Live In," Better Homes and Gardens, Vol. 27, #11, July 1949, Five Star House Plans #1907, 44.

<sup>61</sup> Normile, John. "Its Serene on the Outside and Smart Inside," Better Homes and Gardens, Vol. 30, #12, 60-1; "Comfort and Economy Do Mix!," Better Homes and Gardens, Vol. 30, #7, 54-5; and "Are You Looking for a Home Like This?," Better Homes and Gardens, Vol. 30, #4, April 1952, 74.

<sup>62</sup> Vol. 95, #10, October 1950, 150-151.

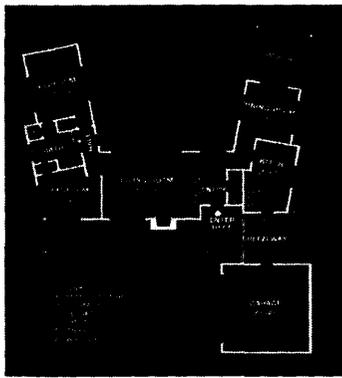
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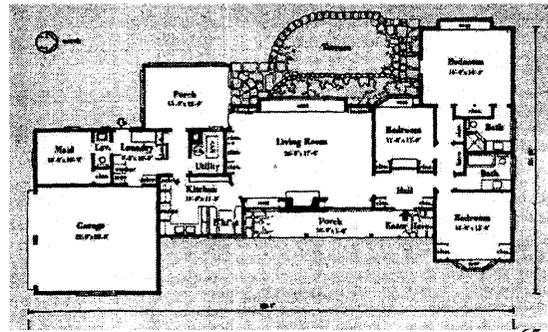
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Ranch Acres house plans were also frequently found in magazines more in tune with popular culture such as Good Housekeeping. Cliff May published a different house design from his 1947 house in Good Housekeeping, July 1951. It was part of the magazine's Building Forum, and it presented a "U" Plan. Many plans in Good Housekeeping are very like those in Ranch Acres.<sup>63</sup>

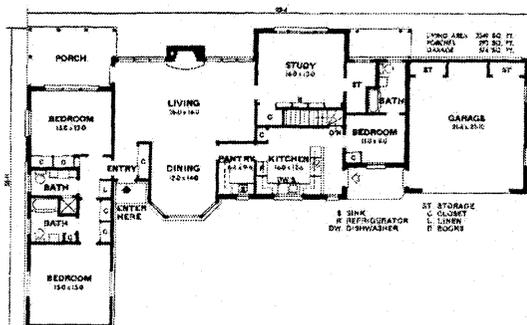


Cliff May "U" House, 1953.<sup>64</sup>

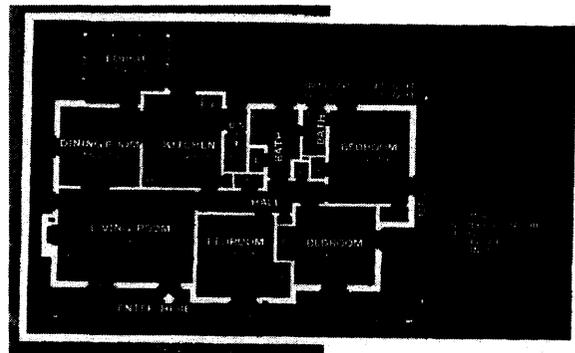


Linear House Plan 1, 1950.<sup>65</sup>

This linear plan is found often in Ranch Acres where a linear house has two front roof extensions, a partial façade porch and entry sheltered by the principal roof.



"L" House Plan 2, 1951.<sup>66</sup>



Massed Ranch House Plan 5, 1956.<sup>67</sup>

<sup>63</sup> It is not possible to know how Ranch Acres houses are arranged inside, however, so interiors in these samples are not meant to indicate the interiors of the district's houses are the same.

<sup>64</sup> Mason, Joseph B., "Enter the California Way," Good Housekeeping, Builder's Forum, Vol. 133, #1, July 1951, 82.

<sup>65</sup> "Big and Roomy," Good Housekeeping, Vol. 131, #9, September 1950, 94.

<sup>66</sup> "Do You Yearn for A Bath with Every Bedroom?," Good Housekeeping, Vol. 140, #1, January 1955, 75.

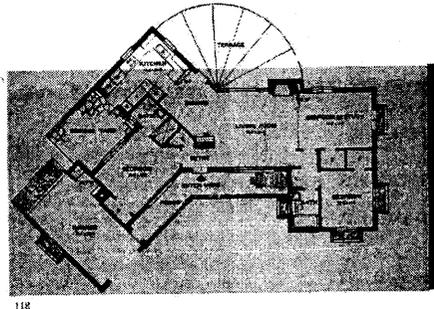
<sup>67</sup> "Spectacular for its Charm, Its Color," Good Housekeeping, Vol. 141, #1, January 1956, 63.

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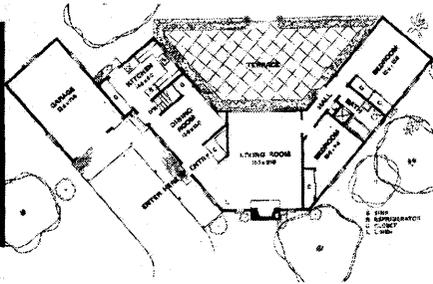
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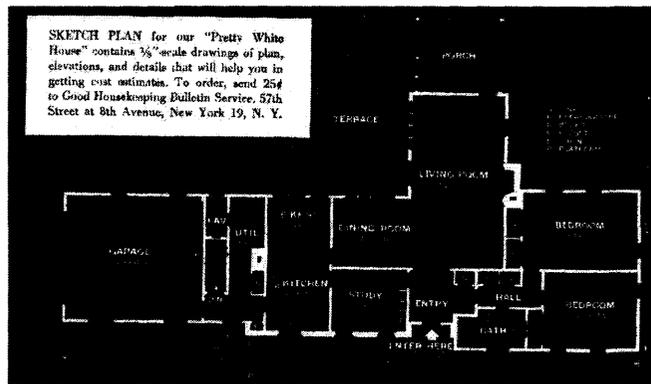
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“V” House Plan 3, 1952.<sup>68</sup>



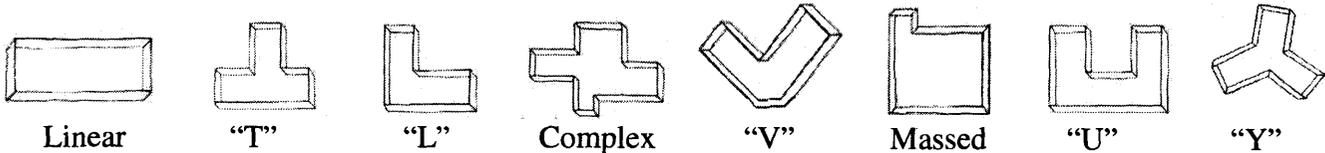
“V” House Plan 4, 1955.<sup>69</sup>



“T” Ranch, 1953.<sup>70</sup>

May's and these house plans were almost all traditional in appearance. They are clad with brick and stone, and have batten and board or shingle siding and shutters are common. They are all one-story, with fireplaces.

Plans such as the “U”, “L”, combination of “T” and complex plans were highlighted sometimes as a means of climate control.<sup>71</sup> Rear facing “U” forms were promoted to create areas of privacy for patios.<sup>72</sup> Section 7 typologies for ranches are nearly similar to idealized forms with additional “Y”. Ranch Acres plans include Linear, “T”, “L”, Complex, “V”, Massed, “U”, and “Y”.



<sup>68</sup> “Here’s How You Borrow from the West Indies,” *Good Housekeeping*, Vol. 134, #1, January 1952, 118.

<sup>69</sup> “Perfect Privacy in a V-shaped House,” *Good Housekeeping*, Building Forum, Vol. 137, #1, January 1955, 59.

<sup>70</sup> “That Pretty White House,” *Good Housekeeping*, Vol. 137, #9, September 1953, 64.

<sup>71</sup> “3 Pace-Setter Houses and What They Mean to You,” *House Beautiful*, Vol. 92, #6, June 1950, 86-7. There are multiple articles on house form in these magazines, and this is just one example.

<sup>72</sup> “Three Sides Enclose Patio,” *House and Garden*, Vol., 93, #3, March 1948, 106.

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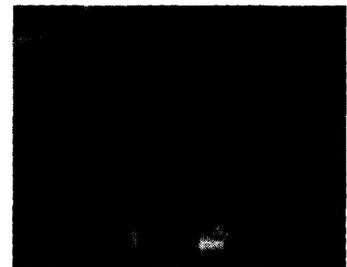
Examples of these plans in Ranch Acres are shown below from aerial photography and they are outlined in black to enhance the shape of their plans.<sup>73</sup>



3721 S. Gary Place Linear, c. 1962. 3478 S. Gary Avenue "T" c. 1951. 3172 E. 33<sup>rd</sup> Street "L", c. 1950.



3943 S. Delaware Ave. Complex, c. 1953 3605 S. Gary Ave. "V", c. 1953



3206 E. 34<sup>th</sup> St. Massed, c. 1950. 3419 S. Gary Ave. "U", c. 1950. 3649 S. Florence Place "Y", c. 1957.

<sup>73</sup> Ranch Acres has complex and massed houses which often emerge from additions although two houses are massed because the lot sizes are smaller than most. Linear ranch houses are common, however, the landscape and park-like setting of the subdivision makes it possible to have back yard privacy even for linear or massed houses because of the way the plats were designed.

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Modern living was also extremely important in the ranch or American home, therefore more efficient kitchens with the latest gadgets to make life easier for the homemaker were essential.<sup>74</sup> Lists of what the kitchen should contain, and other amenities deemed important to the modern life were listed time and again in popular magazines. Jacobson used such kitchen amenities to market his homes and promoted Ranch Acres as a means of living the modern life. The district's houses were luxury homes with the best that the market could offer in products.

Ranch Acres houses and their setting exemplify a housing area that fits an ideal form and plan for the American house – the ranch. They are low, ground hugging structures; they spread out and “ramble” across space; they are defined by rustic elements such as board and batten siding, porches along the sides of the houses or are recessed into the house structure itself; they use natural materials such as brick and stone both inside and out; and they emphasize privacy for the home owner. With large lots, houses sprawl, and common materials unite them in feeling and association. Even today, because of the privacy offered by house placement, there are very few fences to break the open spaces around and near houses.<sup>75</sup> Decorative elements such as street tree rings and a subdivision entry street garden add unique elements to the district. Because of covenants the houses share compatibility in designs, settings, materials, and workmanship. For Tulsa, Ranch Acres could include the more radically “modern” contemporary house, or architect designed house published in magazines of the time, but most houses are the Wurster/May or Good Housekeeping form, ideally comfortable with ties to past traditional elements, especially in materials. They provided access to the modern life style so important to many home purchasers after World War II as it symbolized the future.



3853 S. Florence Place, Architect Designed. 3303 S. Florence Avenue, Contemporary House.

<sup>74</sup> “The POST, Postwar House,” House Beautiful, Vol. 93, #10, October 1951, 196-7. Also see

<sup>75</sup> Code requires fencing around swimming pools, and these are found throughout the neighborhood. There are few privacy fences, however.

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3181 S. Florence Place. Ranch Acres Ranch House.      3426 S. Gary Avenue. Ranch Acres Ranch House.

The Ranch Acres Historic District is eligible for the National Register of Historic Places under Criterion C, as an excellent example of an intact post-World War II ranch house subdivision. It has a high degree of integrity with almost ninety percent (89.8%) of the residences contributing. The Ranch Acres housing, landscape, and subdivision plan was the ideal home location for many of Tulsa's up and coming young professionals who aspired to live the modern life. When constructed, it was a modern ranch house neighborhood that symbolized modern living with simplicity, privacy and informality in a setting close to nature. It was designed to attract those who could purchase above average housing. Ranch Acres was Tulsa's earliest ranch house subdivision that provided extra large lots, and streets that conformed to the topography instead of a grid-based pattern. It became the largest single development of post war luxury homes in Tulsa. This spaciousness allowed most of the subdivision's ranch houses to sprawl across their lots and gave individuality to the houses in a unique naturalistic landscape. As ideal ranch houses, they provided privacy for owners and the informal lifestyle so desired after the war. Ranch Acres, through its landscape elements and housing, demonstrates a clear sense of cohesiveness and compatibility in designs, settings, materials, workmanship, feeling and association.

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- Ranch Acres Scrapbook, courtesy of Sharon Braly, I. A. Jacobson's daughter.

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- Ms. Mary Jane Henry and Ms. Marketa Felts, Ranch Acre residents and Garden Club Members, June 27, 2007.
- Ms. S. Kobey, July 27, 2007, Ranch Acres resident.
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**Section 10 Cont.**

**VERBAL BOUNDARY DESCRIPTION**

Section 20, Township 19, Range 13.

The district boundary begins at the edge of the right of way at the corner of East 31<sup>st</sup> Street and South Florence Avenue. It proceeds east 189 feet, then turns south for 620 feet, then turns east 580 feet, and then proceeds north again for 348 ft. The boundary turns east again and proceeds 160 feet, then turns north again for 435 feet. Here the boundary turns east for 532 feet until it reaches the edge of the right of way at South Harvard Avenue. Here the boundary turns south for 5188 feet until it reaches the junction with the right of way on East 41<sup>st</sup> Street. The boundary then turns west and proceeds for 2551 feet until it reaches the edge of the right of way with South Delaware Avenue. The boundary then proceeds north 1239 feet until it reaches the edge of the right of way at East 38<sup>th</sup> Street. Here the boundary turns east for 1276 feet, and then it turns north again for 3957 feet to the point of origin.

**BOUNDARY JUSTIFICATION**

The boundaries of the district were chosen to include the acreage within the four plats of the Ranch Acres subdivision. There are three small subdivisions that have been omitted near East 31<sup>st</sup> Street in the area of the 1949 Ranch Acres plat. Jacobson tried unsuccessfully to purchase these properties and they were developed later. One has later 1960s multi-family units, and the other two have homes that are not visually compatible with the Ranch Acres neighborhood. They lack association in design, setting, materials, workmanship, feeling and association with the historic district housing.

The Ranch Acres four plats have a distinctive look and feel. The area has an undulating landscape and the area has a large number of native trees, especially around Little Joe Creek, which has given the subdivision a park-like setting. Landscape features such as culvert walls and street planters for trees and a garden provide decorative features. Houses are constructed on large lots and the winding streets give Ranch Acres distinction from surrounding ranch neighborhoods built on a grid pattern. The ranch houses within this subdivision have a high degree of integrity in design since approximately seventy-five percent were constructed by the same builder. The construction materials, the designs, and workmanship are very similar such that there is a strong sense of association yet the spaciousness of the lots gives individuality to the homes. The mass, scale, height and setback of the houses remains generally uniform and these elements create a sense of cohesiveness within the district boundaries. Other builders and architects designed houses in Ranch Acres, but covenants helped preserve consistency in construction patterns; thus the boundaries were chosen because the area chosen has integrity of location, design, setting, materials, workmanship, feeling and association which is unique among Tulsa's many ranch house neighborhoods.

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Tulsa, Tulsa County, OK**PHOTO LOG**

Photographer: Cathy Ambler

<u>Photo No.</u>	<u>Ranch Acres Historic District</u>	<u>Subject</u>	<u>Dir</u>	<u>Date</u>
1	3144 East 37 <sup>th</sup> Street	Street view of house	ESE	3/13/2007
2	3144 East 37 <sup>th</sup> Street	View of multi-level	S	3/13/2007
3	3424 South Gary Place	Typical Ranch	W	3/13/2007
4	3519 South Florence Avenue	Typical Ranch, larger	E	3/13/2007
5	3152 East 38 <sup>th</sup> Street	T Ranch, Colonial	S	3/13/2007
6	3843 South Gary Place	Linear Ranch, Colonial	E	3/13/2007
7	2926 East 39 <sup>th</sup> Street	V Ranch, Contemporary	SE	3/13/2007
8	3910 South Florence Place	Linear Ranch, Contemporary	SW	3/13/2007
9	3826 South Florence Avenue	Linear Ranch, Neoclassical Details	SW	3/13/2007
10	3157 E. 39 <sup>th</sup> Street	Linear Ranch, Eclectic/Tudor Details	NW	3/13/2007
11	3819 South Florence Avenue	Linear Ranch, French Details	E	3/13/2007
12	3171 East 33 <sup>rd</sup> Street	T Ranch, Traditional (T on rear)	N	3/13/2007
13	2922 East 39 <sup>th</sup> Street	Complex Ranch, Prairie Details	SW	3/13/2007
14	2920 East 39 <sup>th</sup> Street	V Ranch	SW	3/13/2007
15	2846 East 38 <sup>th</sup> Street	Complex Ranch	SW	3/13/2007
16	3479 South Florence Place	Complex Ranch with Porte-Cochere	NE	3/13/2007
17	3923 South Florence Avenue	V Ranch, addition	E	3/13/2007
18	3062 East 38 <sup>th</sup> Place	Non-contributing, attic conversion, inappropriate alteration	SSW	3/13/2007
19	3174 South Florence Place	Non-contributing, inappropriate alteration	NW	3/13/2007
20	3944 South Evanston Avenue	Y Ranch rear wing	WSW	3/13/2007
21	3944 South Evanston Avenue	Y Ranch, front	W	3/13/2007
22	3946 South Florence Place	Y Ranch	W	3/13/2007
23	3721 South Florence Place	V, Colonial	NE	3/13/2007
24	3436 South Gary Avenue	V Ranch	W	3/13/2007
25	3905 South Florence Avenue	V Ranch, Contemporary	E	3/13/2007
26	3843 South Florence Place	U Ranch (U on rear)	E	3/13/2007
27	3419 South Gary Avenue	U Ranch (U on rear)	E	3/13/2007
28	3805 South Gary Place	T Ranch (same basic plan as photo 28)	SE	3/13/2007
29	3431 South Gary Place	T Ranch (same basic plan as photo 27)	E	3/13/2007

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Ranch Acres Historic District  
Tulsa, Tulsa County, OK

<u>Photo No.</u>	<u>Ranch Acres Historic District</u>	<u>Subject</u>	<u>Dir</u>	<u>Date</u>
30	3933 South Delaware Place	T Ranch, Colonial (T on rear)	E	3/13/2007
31	3225 East 34 <sup>th</sup> Street	Non-contributing, Minimal Traditional	N	3/13/2007
32	3048 East 38 <sup>th</sup> Place	Non-contributing due to age	SW	3/13/2007
33	3206 East 34 <sup>th</sup> Street	Massed Ranch	S	3/13/2007
34	3166 East 39 <sup>th</sup> Street	Massed Ranch, Contemporary	S	3/13/2007
35	3464 South Gary Place	Linear, Colonial	E	3/13/2007
36	3820 South Gary Place	L Ranch	NW	3/13/2007
37	3455 South Gary Place	L Ranch	E	3/13/2007
38	3724 South Gary Place	Linear Ranch	WNW	3/13/2007
39	3151 South Florence Place	Linear Ranch	SE	3/13/2007
40	3427 South Florence Place	Complex Ranch	SW	3/13/2007
41	3245 S. Florence Avenue	Non-contributing due to age	NE	3/13/2007
42	3830 South Florence Place	Non-contributing, inappropriate alterations	W	3/13/2007
43	3032 East 38 <sup>th</sup> Place	Non-contributing, Neo-French	S	3/13/2007
44	3187 South Florence Place	Non-contributing due to age, Neo French	S	3/13/2007
45	3120 East 33 <sup>rd</sup> Street	Non-contributing due to age (Neo-Tudor)	S	3/13/2007
46	3147 East 33 <sup>rd</sup> Street	Complex Ranch	NE	3/13/2007
47	E. 31 <sup>st</sup> Street & S. Gary Place	Garden Club Flower Bed	N	7/14/2007
48	S. Florence Pl. & S. Gary Place	Streetscape	SW	7/14/2007
49	S. Florence Pl. & S. Gary Place	Streetscape	S	7/14/2007
50	3400 Block S. Gary Place	Homes	S	7/14/2007
51	3100 Block E. 34 <sup>th</sup> Street	Homes	NW	7/14/2007
52	3400 Block S. Gary Avenue	Homes	N	7/14/2007
53	E. 33 <sup>rd</sup> St. and S. Florence Pl.	Park-like Corner – Underground Little Joe Creek	N	7/14/2007
54	3900 Block S. Florence Pl	Homes and Streetscape	N	7/14/2007
55	S. Florence Ave. at E. 35 <sup>th</sup> St.	Streetscape	N	7/14/2007
56	3600 S. Florence Pl.	Painted Sandstone Culvert Wall	W	7/16/2007
57	E. 37 <sup>th</sup> and S. Florence Pl.	Street Tree Ring	NE	7/16/2007
58	3200 Block E. 34 <sup>th</sup> St.	Homes and Streetscape	SW	7/16/2007
59	3100 Block E. 38 <sup>th</sup> St.	Colorado Pink Sandstone Culvert Wall and Backyards	N	7/16/2007
60	2818 E. 38 <sup>th</sup> St.	Little Joe Creek Drainage where once a house	S	7/16/2007

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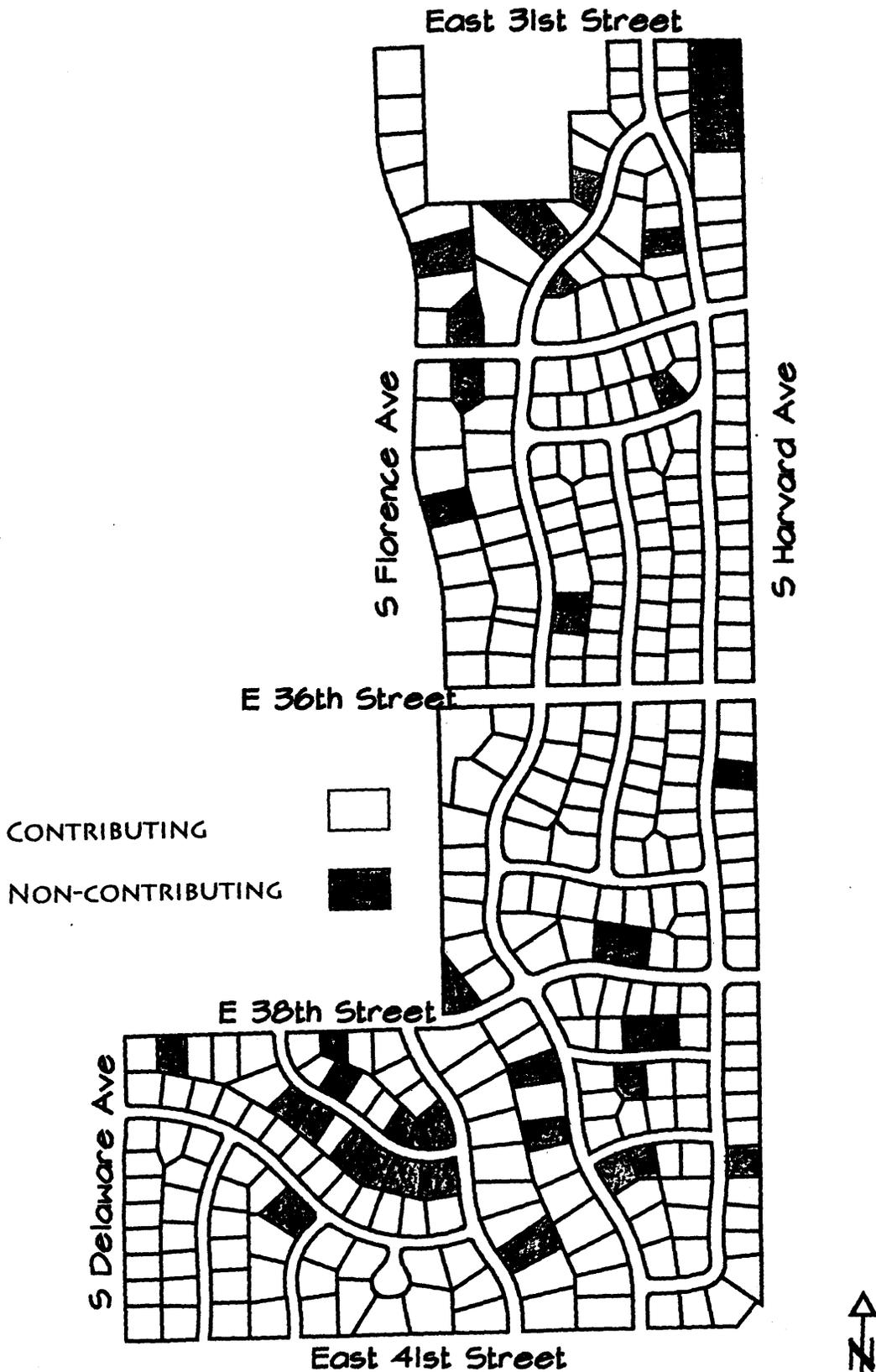
National Register of Historic Places  
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Ranch Acres Historic District  
Tulsa, Tulsa County, OK

<u>Photo No.</u>	<u>Ranch Acres Historic District</u>	<u>Subject</u>	<u>Dir</u>	<u>Date</u>
61	S. Delaware Pl. and E 39 <sup>th</sup> St.	Homes and Streetscape	S	7/16/2007
62	E. 38 <sup>th</sup> Street and E. 38 <sup>th</sup> Pl.	Homes and Streetscape	NW	7/16/2007
63	E. 39 <sup>th</sup> St. and S. Evanston St.	Homes and Streetscape	NW	7/16/2007
64	2900 E. 39 <sup>th</sup> St. Cul-de-Sac	Streetscape and Tree Ring	S	7/16/2007
65	3900 Block S. Gary Pl.	Homes	N	7/16/2007
66	3200 Block S. Florence Ave.	Homes	S	7/16/2007
67	3400 Block S. Florence Pl.	Homes	SE	7/16/2007
68	3400 Block S. Gary Ave.	Homes	NW	7/16/2007
69	3600 Block S. Gary Pl.	Homes and Streetscape	NE	7/16/2007
70	3100 Block E. 38 <sup>th</sup> Pl.	Homes	NE	7/16/2007
71	3100 Block E. 39 <sup>th</sup> St.	Homes	SW	7/16/2007
72	3800 Block S. Florence Pl.	Homes	SSW	7/16/2007
73	3800 Block S. Florence Ave.	Homes	S	7/16/2007
74	3853 S. Florence Place	Architect Designed Ranch	NE	3/13/2007
75	3303 S. Florence Avenue	Contemporary Ranch	E	3/13/2007
76	3181 S. Florence Pl.	Ranch Acres Ranch House	SE	3/13/2007
77	3426 S. Gary Ave.	Ranch Acres Ranch House	W	3/13/2007

# RANCH ACRES HISTORIC DISTRICT



FALL 2007

Please contact Indian Nations Council of Governments (INCOS) for official zoning maps.



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Listing Pending